

Gridley Planning Commission – Regular Meeting Agenda

Wednesday, January 21, 2026; 6:00 pm
Gridley City Hall, 685 Kentucky Street, Gridley, CA 95948

“Our purpose is to continuously enhance our community’s vitality and overall quality of life. We are committed to providing high quality, cost-effective municipal services and forming productive partnerships with our residents and regional organizations. We collectively develop, share, and are guided by a clear vision, values, and meaningful objectives.”

The Public is encouraged to attend and participate in person. Comments from the public on agenda items will be accepted until 4 pm on January 21, 2026, via email to planningdept@gridley.ca.us or via the payment/document drop box at Gridley City Hall and will be conveyed to the Commission for consideration.

You may view using the following link, ID, and passcode:

<https://us06web.zoom.us/j/83959830211?pwd=eSkb5IxQdCkUQEVKctTKwrz2xqWOx1.1>

Webinar ID: 839 5983 0211

Passcode: 543500

CALL TO ORDER – Chair Espino

ROLL CALL

COMMUNITY PARTICIPATION FORUM - Members of the public may address the Planning Commission on matters not listed on the agenda. The Planning Commission may not discuss nor act on any community participation item brought forward by a member of the community. Comments are requested to be limited to three (3) minutes.

CONSENT AGENDA

1. Planning Commission Minutes

Planning Commission to review minutes

Recommended Action(s):

- a. Approve Special Planning Commission meetings dated November 10, 2025

PUBLIC HEARING

2. Reinstatement of Site Development Plan (SDP) 1-22: 1225 Highway 99

Planning Commission to review and consider reinstatement of the SDP 1-22

Recommended Action(s):

- a. Reinstate the SDP 1-22, in accordance with the Gridley Municipal Code Chapter 12.07

CITY STAFF AND COMMISSION INFORMATIONAL UPDATES

ADJOURNMENT – Adjourning to the next regularly scheduled meeting on February 18, 2026.

This agenda was posted on the public bulletin board at City Hall at or before 6:00 p.m. on January 18, 2026. This agenda along with all attachments, if any, is available for public viewing online at www.gridley.ca.us and/or at the Administration Counter in City Hall, 685 Kentucky Street, Gridley, CA. This is a public meeting, and anyone may address the Planning Commission. Any documents that were provided to the Planning Commission after the Agenda packet was distributed are also available for public review during normal business hours.

Meeting facilities are accessible to persons with disabilities. By request, alternative agenda document formats are available to persons with disabilities. To arrange an alternative agenda document format or to arrange aid or services to modify or accommodate persons with a disability to participate in a public meeting, contact the City Clerk by calling 846-3631 (voice). This request should be received at least three working days prior to the meeting to accommodate your request.

Gridley Planning Commission – Special Meeting Minutes

Monday, November 10, 2025; 6:00 pm
Gridley City Hall, 685 Kentucky Street, Gridley, CA 95948

"Our purpose is to continuously enhance our community's vitality and overall quality of life. We are committed to providing high quality, cost-effective municipal services and forming productive partnerships with our residents and regional organizations. We collectively develop, share, and are guided by a clear vision, values, and meaningful objectives."

CALL TO ORDER

Chair Espino called the meeting to order at 6:00 pm

ROLL CALL

Commission Members

Present: Wolfe, Holland, Espino, Adams

COMMUNITY PARTICIPATION FORUM

The forum was opened and seeing as no one was present to speak, was closed.

CONSENT AGENDA – None

PUBLIC HEARING

1. Tentative Recommendation to Adopt the City of Gridley 6th Cycle Housing Element (2022–2030);

Planning Commission to review the 2022-2030 Housing Element

Recommended Action(s):

- a. Determine the project is Categorically Exempt per the California Environmental Quality Act (CEQA), pursuant to Section 15061(b)(3), the Common Sense Exemption; and
- b. Adopt Resolution No. 2025-PC-01: recommending that the City Council adopt the City of Gridley 6th Cycle Housing Element (2022–2030).

Principal Planner Christopher Smith presented the Housing Element. Following a brief review, Smith introduced Cynthia Walsh of PlaceWorks, who provided a presentation on the Housing Element. Ms. Walsh gave an overview of the Housing Element, including its components and the work completed with the California Department of Housing and Community Development (HCD) on behalf of the City.

Vicki Nichols addressed the Planning Commission virtually, asked questions related to the Housing Element, and commended the Planning Department for its work.

ROLL CALL

Motion: Wolfe

Second: Adams

Action: Determine the project is Categorically Exempt per the California Environmental Quality Act (CEQA), pursuant to Section 15061(b)(3), the Common Sense Exemption; and adopt Resolution No. 2025-PC-01: recommending that the City Council adopt the City of Gridley 6th Cycle Housing Element (2022–2030).

Ayes: Wolfe, Adams, Espino, Holland

Noes: None

Absent: None

Abstain: None

Motion passed, 4-0

CITY STAFF AND COMMISSION INFORMATIONAL UPDATES

Principal Planner Christopher Smith provided Planning Commission with Planning Department updates.

ADJOURNMENT

With no further items left to discuss, Chair Espino adjourned to the next regular meeting on December 17, 2025.

Approve: _____

Christopher Smith, Principal Planner

Planning Commission Item #2
Staff Report

Date: January 21, 2026

To: Chair and Planning Commissioners

From: Christopher Smith, Planning Department

Subject: **Reinstatement of SDP 1-22;** Site Development Plan Review No. 1-22, in accordance with the Griley Municipal Code Chapter 17.07 Site Development Plan, for the development of a mixed-use commercial site consisting of a 5,200 square-foot convenience market with auto fuel pumps, a 4-pump fuel canopy for tractor/trucks/semis, a 1,344 square-foot carwash, and an 824 square-foot coffee kiosk with 2-drive-thru lanes located in the Commercial general Plan land use designation and zoned as General Commercial (C-2) at 1225 Hwy 99. (APN 021-270-043 & -044)

<input checked="" type="checkbox"/>	Regular
	Special
	Closed
	Emergency

Recommendation

Pursuant to Gridley Municipal Code Chapter 17.07 Site Development Plan, the Planning Commission may reinstate this expired Site Development Plan Review. The project remains consistent with applicable standards and no material changes to the project or surrounding conditions have occurred. City staff respectfully recommends the Planning Commission approve the reinstatement of SDP 1-22.

Summary

The applicant, Joshua Flamm, Milestone Engineering, on behalf of the owner, J & S Hospitality, submitted applications to develop two parcels into a commercial development located at 1225 Hwy 99. The approval for the site development plan review had an expiration after two years if no building permit was acquired. Mr. Flamm is now requesting the Planning Commission reinstate the approval; nothing has changed from the original presentations.

Discussion

Location and site characteristics

The subject site is a combined total of 3.41 acres consisting of two parcels being merged into one. The site is located at the northwest corner of SR 99 and West Liberty Road. This location recently had a streetlight installed at the time FEMA improved the Industrial Park for the Camp Fire emergency housing.



Figure 1. Project location.



Figure 1.1. Project location with site plan overlay.

The development is bounded by UPRR to the west, industrial uses to the north, State Route 99 to the east and vacant land to the south. Further east the uses consist of vacant land, residential housing, and orchards.

General Plan and Zoning

The existing General Plan land use designation for the parcels is Commercial. The existing zoning designation is General Commercial (C-2). The proposed use for a fuel station, convenience market, and drive-thru coffee kiosk are allowed uses in the zoning and general

plan land use designations. Generally, the properties contiguous to State Route 99 are in the Gridley Highway 99 Commercial Corridor and the city has supported new commercial growth on the north-south state route. Commercial uses on the SR 99 corridor are consistent with the direction of city growth and to maximize the city's commercial development.

HIGHWAY 99 RETAIL CENTER

1225 HIGHWAY 99, GRIDLEY, CA 95948
A.P.N. 21-270-043 &-044

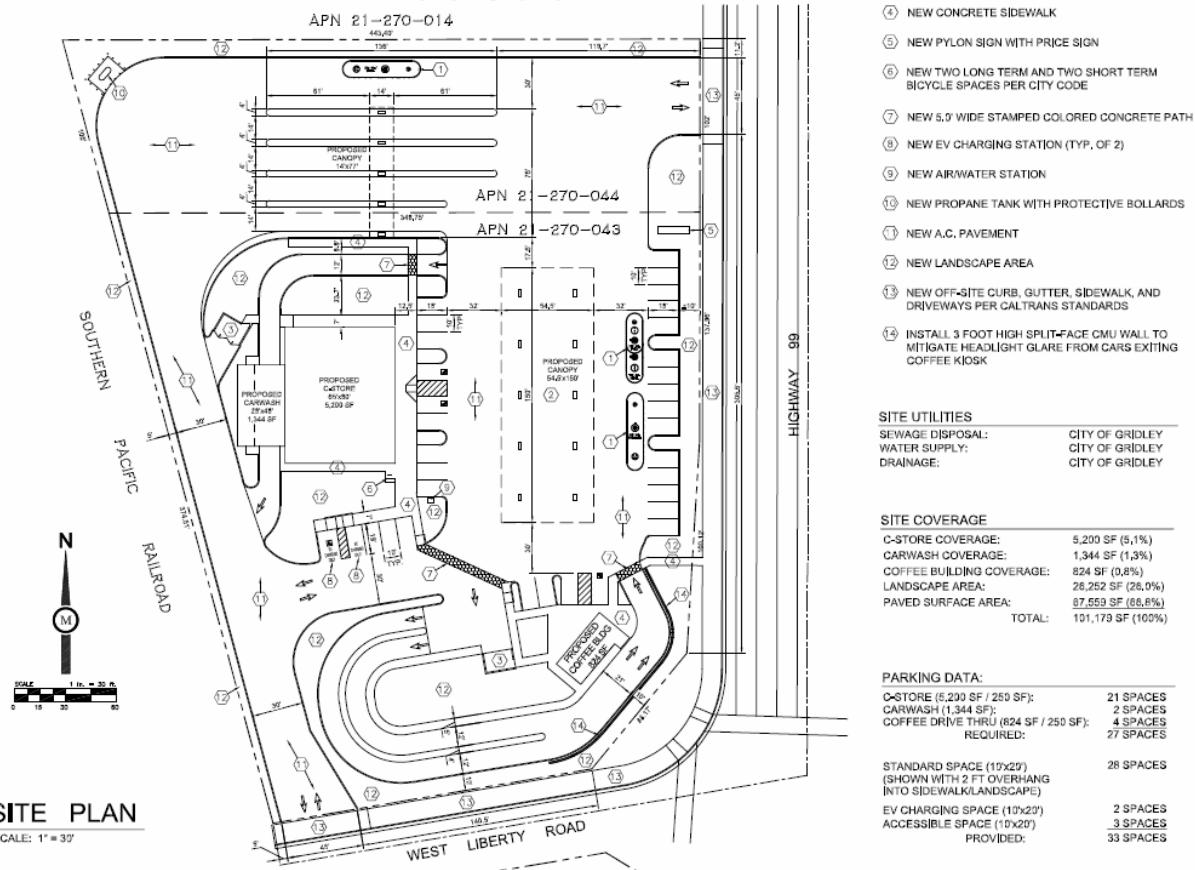


Figure 2. Site plan.

Development

The site consists of the following elements:

Component	Area (sq. ft.)	% of Site
Convenience Market	5,200	3.5%
Car Wash	1,344	0.9%
Truck Fuel Canopy	1,078	0.7%
Auto Fuel Canopy	8,175	5.5%
Coffee Kiosk	824	0.6%
Landscaping	26,252	18%
Paving	148,540	70.8%

The areas described above may vary when actual construction drawings are prepared for submittal and does not include curb, gutter, and sidewalk paving.

Access

The site is entered at the Highway 99 driveway entry close to the north property line when traveling either northbound or southbound. The proposed development will construct curb, gutter, and sidewalk on the SR 99 frontage and West Liberty Road. The project was routed to Caltrans for preliminary comment. Originally, the site was designed on the south 2.41 acres. Caltrans requested that a driveway for joint access to both parcels be designed to limit the number of access points along SR99. In response to this comment, the applicant revised the plans to incorporate the north 1-acre parcel and place the driveway in its most northerly position. This design locates the SR 99 entry drive at the furthest distance from the intersection of SR 99 and West Liberty Road which was a concern of Caltrans as well.

An access drive has also been designed at the south property with ingress and egress from West Liberty Road. The traffic study evaluated both points of entry. The West Liberty Road driveway could currently accommodate autos and trucks that are not STAA trucks. West Liberty Road is not currently rated as an STAA roadway; however, the applicant is looking into what the requirements are to facilitate internal circulation. It would be optimum to have it designated as such to prevent conflicts of auto and truck traffic at the SR 99 entry. If STAA trucks were to use the south driveway as access for entering or leaving the site, the driveway would need to be increased from its current 45-foot width to 84-foot width. Widening the driveway would allow better right turn into the site with the larger trucks.

New curb, gutter, and sidewalk will be constructed along the frontage of both SR 99 and West Liberty Road. The traffic study considered the impacts of the end of pedestrian connections at these points and suggested that a pedestrian connection should be considered in the future between the terminus of the sidewalk on West Liberty Road to the Industrial Sports Complex at Independence Place. This is somewhat problematic in that the terminus is very close to the UPRR crossing and the entire crossing would need to be reconstructed to accommodate a pedestrian crossing. This may be possible in the future; however, the costs currently outweigh the feasibility of constructing the pedestrian crossing. The city is considering its options and

may incorporate traffic mitigation fees for projects to accomplish the improvements needed such as the UPRR rail crossing for bicyclists and pedestrians.

Parking

The site has multiple uses as a fuel station, retail market, coffee drive-thru, and a car wash. In accordance with Chapter 17.76, the applicant has determined the minimum required number of spaces and is providing 33 spaces on-site. Of these spaces, two electric charging spaces are being provided; one regular space and one ADA space. Additionally, four spaces are located adjacent to the coffee drive-thru with one space reserved for ADA parking for walk-up service.

Building Design

The building design offers a contemporary design that reflects typical architecture. The design provides for a stucco finish, detailing at the parapet, and screened roof mount equipment. The fuel canopy is typical of current designs and is attractive. The trash enclosure is designed to meet the requirements of Section 17.72.100 of the Gridley Municipal Code.

Landscaping

The landscaping plan provides color, texture and the required landscape documentation package needed in accordance with Title 13 of the Gridley Municipal Code. The project will be conditioned to provide a water audit at the completion of the project.

Signage

The project will need to submit plans for planning review for signage. This should also include the “pylon” sign referenced in the plans. The sign code allows for monument signs to be up to 12 feet in height along the SR 99 corridor. Building signage shall be reviewed with a future application.

Public Notice

A notice was posted in the Gridley Herald 10 days in advance of the Planning Commission meeting, posted at City Hall, made available at the Administration public counter, and placed on the city website for review. At the time this report was prepared no comments had been received.

Environmental Review

The proposed project required a Mitigated Negative Declaration.

Attachments

1. Exhibit A – Draft Conditions of Approval
2. Exhibit B – Plans

Exhibit A
DRAFT CONDITIONS OF APPROVAL
Site Development Plan Review No. 1-22
1225 Highway 99
APN 021-270-043 and 021-270-044

Approved Use:

Reinstatement of SDP 1-22; Site Development Plan Review No. 1-22 for the development of a mixed-use commercial site consisting of a 5,200 square-foot convenience market with auto fuel pumps, a 4-pump fuel canopy for tractor/trucks/semis, a 1,344 square-foot carwash, and an 824 square-foot coffee kiosk with 2-drive-thru lanes located in the Commercial general Plan land use designation and zoned as General Commercial (C-2) at 1225 Hwy 99.
(APN 021-270-043 & -044)

Conditions of Approval:

General

1. The approved use for SDP 1-22 shall be substantially as described within this staff report, submitted site plans, narratives, and applications on file in City Hall except as modified by the following conditions. Minor changes to the use of areas shall be subject to the review and approval by the Planning Department.
2. The applicant shall submit for review samples of colors and material to the Planning Department for review and approval at the time of building permit submittal.
3. The applicant/property owner shall file a Declaration of Acceptance of the Final Conditions of Approval within 30 days of Planning Commission/City Council approval.
4. All construction shall be in accordance with all of the City of Gridley and the County of Butte currently adopted Building Codes; including but not limited to the Plumbing Code, Mechanical Code, Electrical Code, and the California Green Building Standards Code. The applicant shall submit an electronic file for review by city staff to obtain the authorization to proceed for application to Butte County for a building permit.
5. The applicant shall apply separately for a grading permit to the city of Gridley. The deposit application fee is \$2,500 and the applicant shall be responsible for the payment of all plan check review costs.
6. The applicant/owner shall pay permit fees to the County to obtain all building permits. The applicant/owner shall pay fees directly to the City of Gridley for: Development Impact Fees, Electrical Fees, Grading Permit fees, Drainage Fees, and site inspection fees. The applicant/owner is responsible to reimburse the City of Gridley for plan check costs and inspection costs that accrue for the project.

Caltrans

7. The applicant shall provide the necessary permit application materials and bear all costs to apply to Caltrans to request West Liberty Road be designated as a STAA truck route for ingress and egress of STAA trucks into the site. All signage required shall be installed at the cost of the project applicant/owner.
8. Provide a turning radius analysis for all movements from street frontage through the project site and exiting back out to the streets. A site plan shall be provided that provides STAA truck/truck turning movements into and out of the site and on-site circulation. The turning movements shall show that there is no conflict with the truck circulation with other auto fueling and parking on the site.
9. Prior to construction, the applicant shall have all required approvals and an encroachment permit from Caltrans prior to performing any work within the state right-of-way.
10. A Landscape Maintenance Agreement shall be recorded between the City of Gridley and the property owner for the installation and maintenance of landscaping and other off-site improvements in a form suitable for recordation with the Butte County Recorder binding upon the property owner and his/her successor(s) in interest. All plants shall be maintained in a healthy, disease-free condition. Water and fertilizer shall be applied as necessary to maintain their normal color and growth rate. Weak or broken branches shall be removed by pruning. Dropped or faded flowers, seed pods, dead foliage and leaves shall not be allowed to accumulate. Dead plant materials shall be replaced with healthy plants promptly throughout the life of the project development. Annual and perennial planting beds shall be weed and litter free.

City of Gridley/County of Butte

11. The site design has been reviewed and comments provided by Caltrans related to turning movement into the site. Caltrans has noted that there are no restrictions of turning movement into the site entry on State Route 99 northbound or southbound.
12. Plans for submittal shall incorporate all required 2016 California Green Building Standards Code or the most recently adopted code by the State of California and its revisions and requirements.
13. All site and building signage shall be submitted for review and approval by the Planning Department prior to placement on any structure or site location. A sign permit application will be submitted prior to any review and approval by the city.
14. Complete off-site improvements shall be designed, reviewed and approved by the City Engineer and Caltrans prior to permit issuance. Off-site improvements shall be submitted for review and approval by the City of Gridley and Caltrans and shall include the construction of curb, gutter, sidewalk, plan and profile of in right-of-way utilities being tied into (sewer, water, and storm drain, manholes as required), landscaping

buffer, irrigation components, fire hydrants, and all electrical connections. Relocation of any utilities or lighting or signalization shall also be shown on the plan and shall show existing location and the proposed new location.

15. The property owner shall enter into a written agreement for the maintenance of the on-site building, site, and site amenities, paving, and walkways in a form suitable for recordation with the Butte County Recorder binding upon the property owner and his/her successor(s) in interest. This agreement, at a minimum, shall state that all facilities and related equipment, including lighting, fences building facades, and materials shall be maintained in good repair, free from trash, debris, litter and graffiti, and other forms of vandalism, and any damage from any cause shall be repaired as soon as reasonably possible to minimize occurrences of dangerous conditions or visual blight. All pavement markings shall be maintained so as to be clearly visible throughout the life of the development. Trash, debris, litter or graffiti shall be removed from the site and any facility or equipment as soon as practicable and in no instance more than forty-eight hours from the time of notification by the City. The agreement shall acknowledge that any costs incurred by City staff due to non-responsiveness by the owner or manager of the site will be the responsibility of the property owner not taken care of, the costs of any cleanup by City staff will be a fee borne by the owner and his/her successor(s) in interest.
16. The applicant/owner shall receive approval and filing of the Lot Merger/Certificate of Compliance recorded with Butte County prior to the Certificate of Occupancy.
17. Prior to construction, the applicant shall obtain an encroachment permit or other instrument to work on City utilities within the state right-of-way. All work on utilities shall be coordinated with the City Engineer and the Public Works Department. Electrical service is provided by PG & E.
18. Decorative lighting in conformance to the Highway 99 corridor lighting requirements shall be provided and installed as determined by the Planning Department and the City of Gridley Electrical Superintendent. The applicant shall provide a minimum of two decorative style 16-foot LED lights per driveway and on the site perimeter.
19. A separate water meter shall be provided to serve the landscape irrigation supply. All site metering shall be located as reviewed and approved by the Gridley Municipal Utility Department.
20. Abandon the existing 2" water service on the Highway 99 frontage. This will require exposing the existing 10" water main, remove the corporation stop valve, and place a repair band around the tap. The applicant/owner is responsible for all required permits from the City and Caltrans and provide all required traffic control in accordance with the Standard Specifications (Caltrans).

Site Design

21. An exterior lighting plan shall be submitted for review and approval prior to permit issuance. The plan shall ensure that lighting is shielded or recessed to prevent direct

glare and reflection is confined to the maximum extent possible to the site and does not go beyond the property boundaries. Exterior lighting shall be considerate of "Dark Sky" design and direct all lighting downward. Light foot-candles shall be at the lowest levels allowed and shall be placed on photovoltaic cells and sensor switches in conformance to the Green Building Code.

22. Outdoor refuse collection area location and design shall comply with 17.72.100. A cover shall be provided, the design of which shall be reviewed and approved by the Planning Department.
23. Bicycle racks and an enclosed bicycle storage area for employees shall be provided on the site.
24. The driveways shall be reviewed for consistency with the required ADA standards thus requiring removal and replacement. The contractor shall protect all Caltrans and City infrastructure, signaling and all utilities from damage. If damage occurs, the cost to repair and/or replace is born by the applicant/owner/contractor. No reimbursements of costs are available from the City, State, or County.
25. All infrastructure demolished/removed shall be off-hauled and not stored on site. The site shall be cleaned, and all debris, vegetation, and weeds shall be removed resulting in a clean site prepared for construction.
26. A SWPPP shall be required and all BMPS installed prior to the commencement of work. Weekly site inspections are required per the GCP to ensure BMPs are correctly placed. Should there be measurable rain forecasted 24 hours in advance of such event, a REAP shall be prepared in accordance with the requirements of the State of California Water Resources Dept. (waterboards.ca.gov)
27. Provide adequate fuel delivery vehicle turning area.
28. Provide a Geotechnical Report for the project site. (2 sets required upon submittal)
29. Civil Improvement Plans shall be prepared by a Civil Engineer licensed in the State of California.
30. Improvement plans shall include: Title Sheet, Existing Topographic Plan, Demolition Plan, Calculated Site Plan, Grading Plan, Drainage Plan, Utility Plan, Water Pollution Control Plan (Erosion Control Plan), appropriate details and Construction Notes. (5 sets required upon submittal)
31. The topographic survey shall include streets to the opposite side of the project site and include 100 feet outside the boundary on the west and north sides.
32. Provide all right of way widths including UPRR, SR 99 and West Liberty Road.

33. Provide a hydrology report in accordance with the City's current Public Works Construction Manual. Request the template from the city prior to beginning work. Coordinate with Reclamation District RD 2056. (2 sets required upon submittal)
34. The grading plan shall show the location or locations that provide 100-year overland release to natural drainage in the event any onsite drop inlet is plugged.
35. Vehicle overhang shall not infringe into any walkway limiting pedestrian access per Title 24. This may require parking bumpers.
36. Up to 30% of the site parking stalls may be designed as compact. Standard stall size is 10 ft x 20 ft.
37. All water connections will require back flow preventer devices. Provide a conceptual on-site water distribution plan.
38. An on-site hydrant may be required. Confirm the requirements with the Fire Department.
39. Provide City Engineer signature block on Title Sheet. Use "Accepted by" instead of "Approved by."
Provide an Engineer of Work Certificate:

ENGINEER OF WORK'S CERTIFICATE

I, _____, hereby declare that I am the Engineer of Work for this project, that I have exercised responsible charge over the design of the project as defined in Section 6703 of the Business and Professions Code, and the design is consistent with current standards of the City of Gridley and Special Districts having jurisdiction within the city. I understand that the check of project drawings and specifications by the city of Gridley and/or its contract City Engineer or their representative is confined to a review only and does not relieve me of responsibilities for project design.

Signed:

Date:

RCE No.:

Firm:

Address:

Telephone No.:

40. Provide signature block for Jeff Spence, Reclamation 2056.
41. Gridley is not a "Small MS4" as defined by the State Water Board. A SWPPP number will need to be provided and on the plans prior to the completion of the review by the city. However, the project may be subject to the post construction stormwater quality

requirements (section XIII) of the State General Construction Permit (Order 2009-0009). The post construction water balance calculator is provided in SMARTS. An excel spreadsheet based on the SMARTS calculations can be found at https://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml (see Appendix 2). If a general permit is required provide 2 sets of calculations.

42. Include Landscape Documentation Package and plans with the Civil Improvement Plans.
43. No work or commencement of construction shall be allowed until the plans have been accepted as complete by the city of Gridley, Reclamation District 2056, and Caltrans.
44. All drainage and sewer lines shall be designed in accordance with the state water main separation requirements of Chapter 22, Section 64572 of the California Code of Regulations. If separation is not attainable, the applicant shall submit an application to the state for variances as required. The application package shall be submitted to the city for review and for forwarding to the State for approval. All costs shall be the responsibility of the developer.

Building Department

45. The project shall ensure that all interior noise levels are met by construction practices.
46. Plans shall reflect the placement of all gutters and downspouts.
47. Provide required Title 24 Energy Calculations. All measures in the calculations shall be reflected on the plans.
48. Provide a Mechanical Plan for duct layout, system equipment requirements that conform to ACCA Manual J, S, and D analysis and calculations for heat loss and gain as required by the Building Code.
49. During construction, all Butte County Air Quality mitigation measures shall be complied with.
50. Prior to construction, BMP for storm water pollution control shall be in place. The applicant shall provide verification of all General Construction Permit requirements are met and in place.

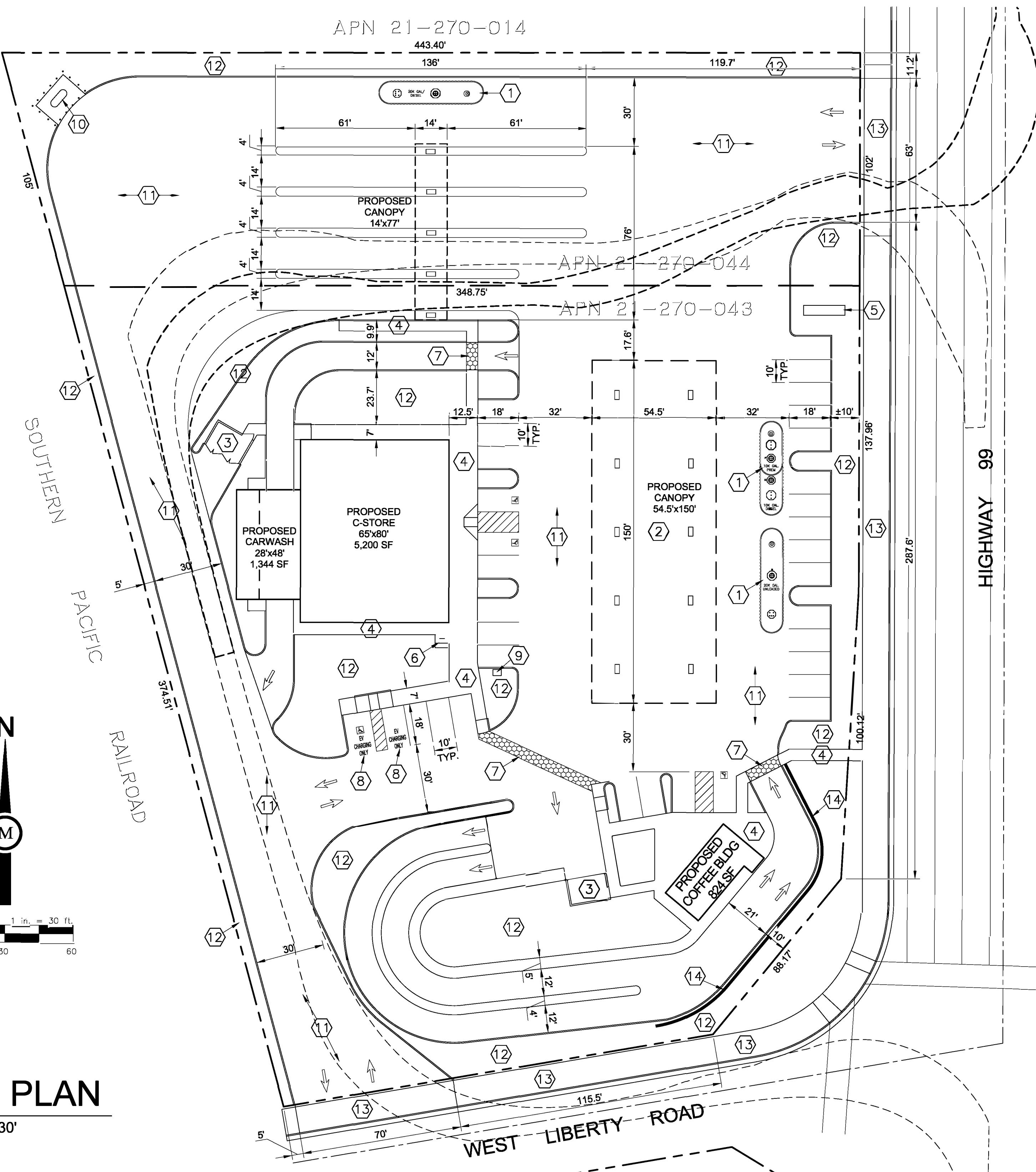
Fire Department

51. Plans for submittal shall comply with all Fire Department requirements. The applicant shall contact the City of Gridley Fire Department/CalFire for review and approval of site development plans and fire sprinkler systems. Clearly show the fire riser location on the plans for review and approval. Verify the number and location for fire hydrants that may be required.

52. The site shall provide all special equipment as required to mitigate fuel fires. Any areas related to fire safety or access shall provide keys to the Gridley Fire Department.

HIGHWAY 99 RETAIL CENTER

1225 HIGHWAY 99, GRIDLEY, CA 95948
A.P.N. 21-270-043 &-044



CONSTRUCTION NOTES

- ① NEW UNDERGROUND FUEL TANKS
- ② NEW FUEL DISPENSER (20 FUELING SPACES)
- ③ NEW COVERED C.M.U. TRASH ENCLOSURE WITH METAL ACCESS GATES
- ④ NEW CONCRETE SIDEWALK
- ⑤ NEW PYLON SIGN WITH PRICE SIGN
- ⑥ NEW TWO LONG TERM AND TWO SHORT TERM BICYCLE SPACES PER CITY CODE
- ⑦ NEW 5.0' WIDE STAMPED COLORED CONCRETE PATH
- ⑧ NEW EV CHARGING STATION (TYP. OF 2)
- ⑨ NEW AIR/WATER STATION
- ⑩ NEW PROPANE TANK WITH PROTECTIVE BOLLARDS
- ⑪ NEW A.C. PAVEMENT
- ⑫ NEW LANDSCAPE AREA
- ⑬ NEW OFF-SITE CURB, GUTTER, SIDEWALK, AND DRIVEWAYS PER CALTRANS STANDARDS
- ⑭ INSTALL 3 FOOT HIGH SPLIT-FACE CMU WALL TO MITIGATE HEADLIGHT GLARE FROM CARS EXITING COFFEE KIOSK

SITE UTILITIES

SEWAGE DISPOSAL: CITY OF GRIDLEY
WATER SUPPLY: CITY OF GRIDLEY
DRAINAGE: CITY OF GRIDLEY

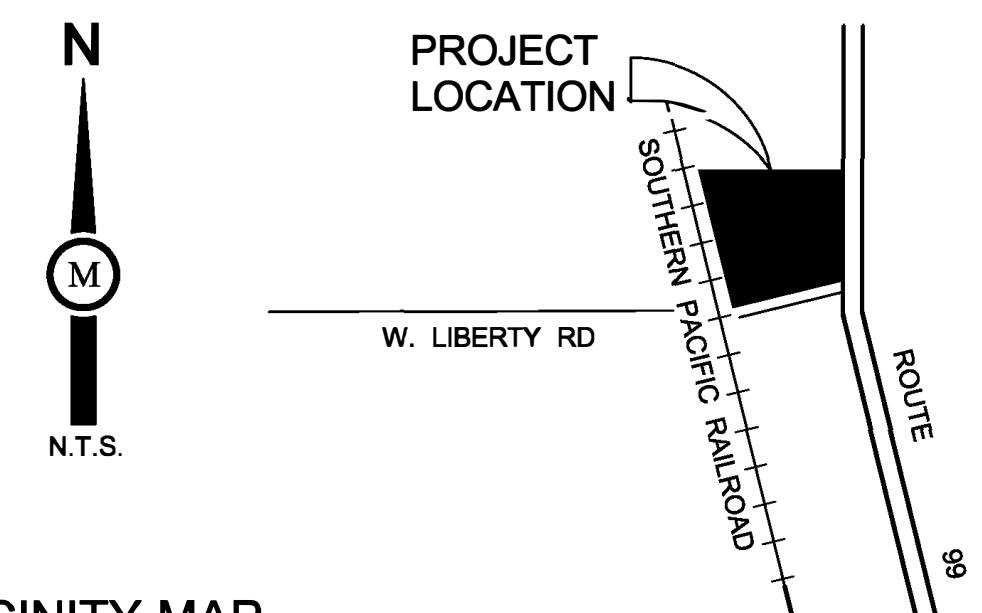
SITE COVERAGE

C-STORE COVERAGE:	5,200 SF (5.1%)
CARWASH COVERAGE:	1,344 SF (1.3%)
COFFEE BUILDING COVERAGE:	824 SF (0.8%)
LANDSCAPE AREA:	26,252 SF (26.0%)
PAVED SURFACE AREA:	67,559 SF (66.8%)
TOTAL:	101,179 SF (100%)

PARKING DATA:

C-STORE (5,200 SF / 250 SF):	21 SPACES
CARWASH (1,344 SF):	2 SPACES
COFFEE DRIVE THRU (824 SF / 250 SF):	4 SPACES
REQUIRED:	27 SPACES
STANDARD SPACE (10'x20') (SHOWN WITH 2 FT OVERHANG INTO SIDEWALK/LANDSCAPE)	28 SPACES
EV CHARGING SPACE (10'x20')	2 SPACES
ACCESSIBLE SPACE (10'x20') PROVIDED:	33 SPACES

CITY OF GRIDLEY



VICINITY MAP

NOT TO SCALE

LOT DATA:

A.P.N.: 21-270-043 & 21-270-044
TOTAL ACREAGE: 148,540 SF (3.41 AC) - COMBINED
EXISTING PARCELS: 2
PROPOSED PARCELS: 1
EXISTING ZONE: COMMERCIAL
PROPOSED ZONE: COMMERCIAL
EXISTING USE: VACANT / STORAGE
PROPOSED USE: CONVENIENCE STORE, CARWASH, GASOLINE SALES, TRUCK FUELING, AND COFFEE DRIVE THRU

PROPERTY DESCRIPTION

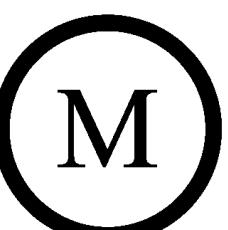
PARCEL 2, AS SHOWN ON THAT CERTAIN MAP ENTITLED, "RECORD OF SURVEY" FILED IN THE OFFICE OF THE COUNTY RECORDER OF BUTTE COUNTY, CALIFORNIA, ON AUGUST 25, 2005, IN BOOK 164 OF MAPS, PAGE 80.

APPLICANT

J & S HOSPITALITY GROUP LLC
1490 HIGHWAY 99
GRIDLEY CA 95948
ATTN: STEVEN LALLY
(530) 301-8979

SHEET INDEX

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- 2 CONCEPTUAL GRADING PLAN
- 3 CONCEPTUAL UTILITY PLAN & PROFILE
- 4 C-STORE FLOOR PLAN
- 5 EXTERIOR ELEVATIONS
- 5.1 EXTERIOR ELEVATIONS
- 6 FUEL CANOPY PLAN AND ELEVATION
- 6.1 CANOPY PLAN AND ELEVATION
- 7 PHOTOMETRIC PLAN
- 8 LANDSCAPE CONCEPT PLAN
- 9 COFFEE BUILDING EXTERIOR ELEVATION

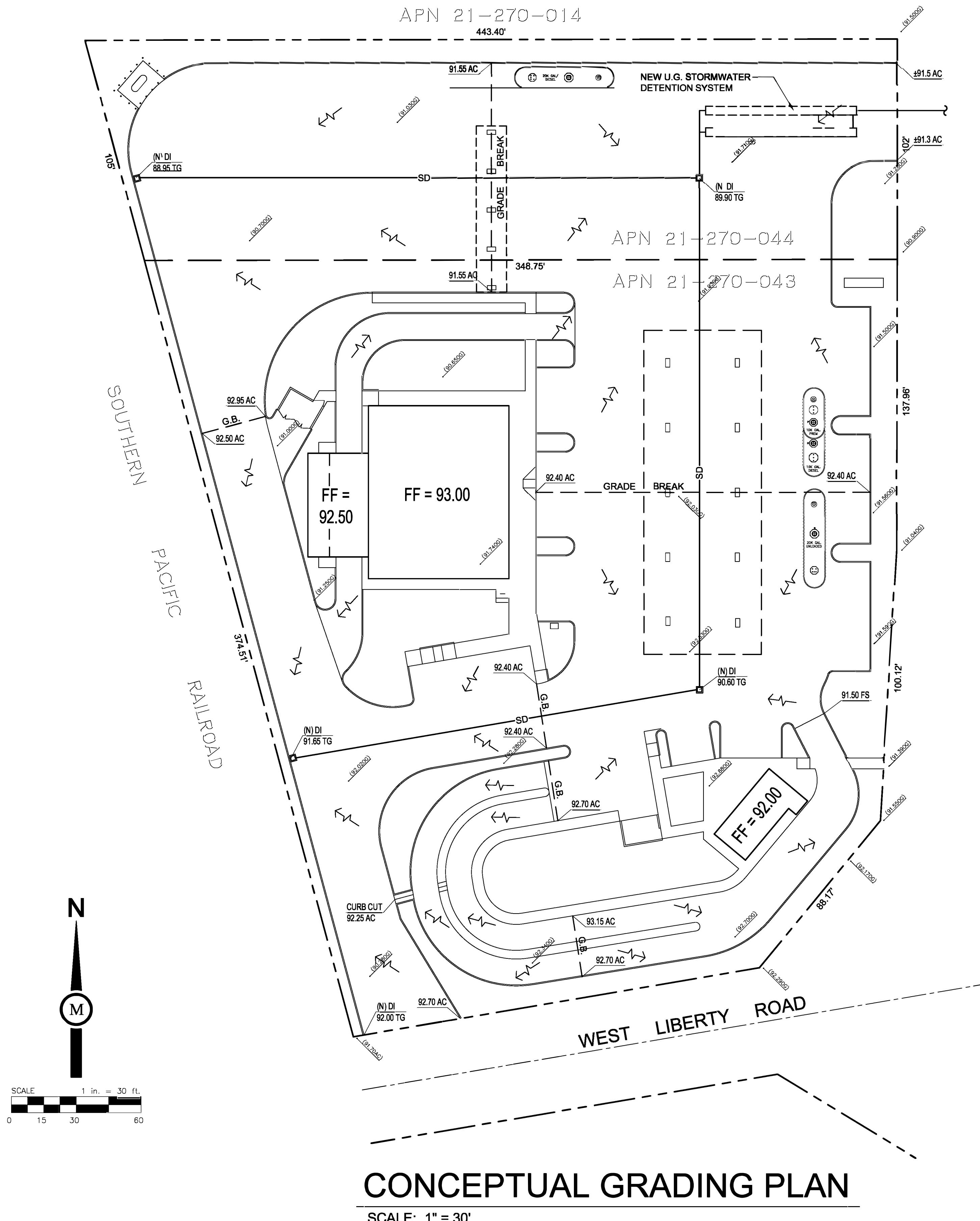


Milestone Associates Imagineering, Inc.
1000 Lincoln Road, Suite H202, Yuba City, CA 95991
(530) 755-4700

HIGHWAY 99 RETAIL CENTER
1225 HIGHWAY 99, GRIDLEY, CA 95948
A.P.N. 21-270-043

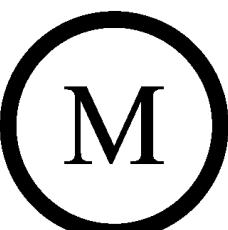
SITE PLAN /
PROJECT DATA

1



CONCEPTUAL GRADING PLAN

SCALE: 1" = 30'

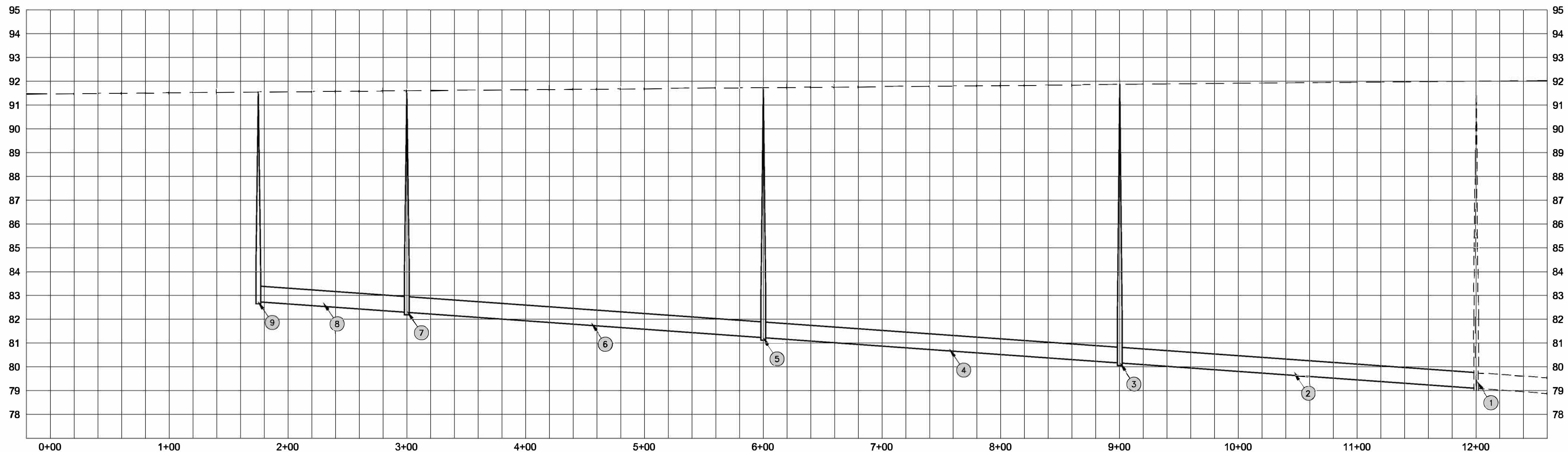


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A.P.N. 21-270-043**

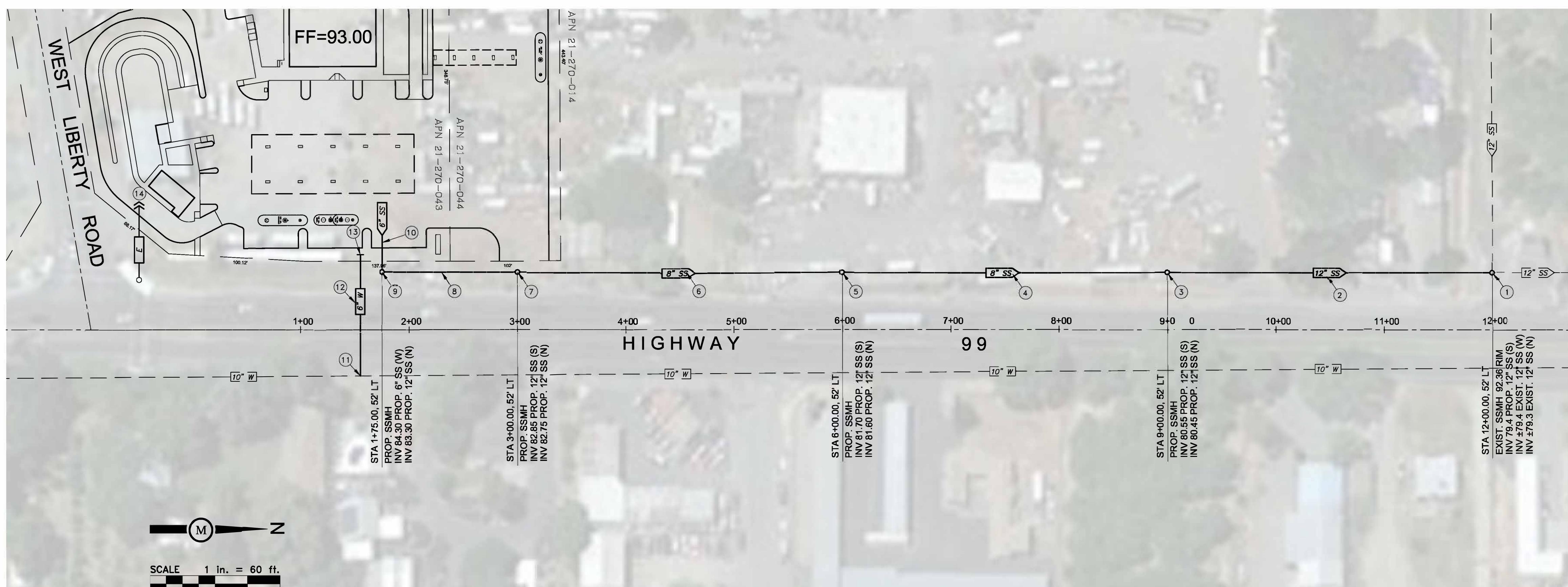
CONCEPTUAL GRADING PLAN

2



PROFILE

HORIZ. SCALE: 1" = 60'
VERT. SCALE: 1" = 3'

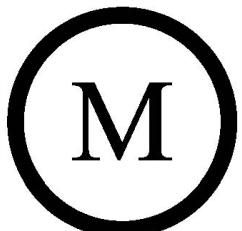


PLAN

SCALE: 1" = 60'

CONSTRUCTION NOTES:

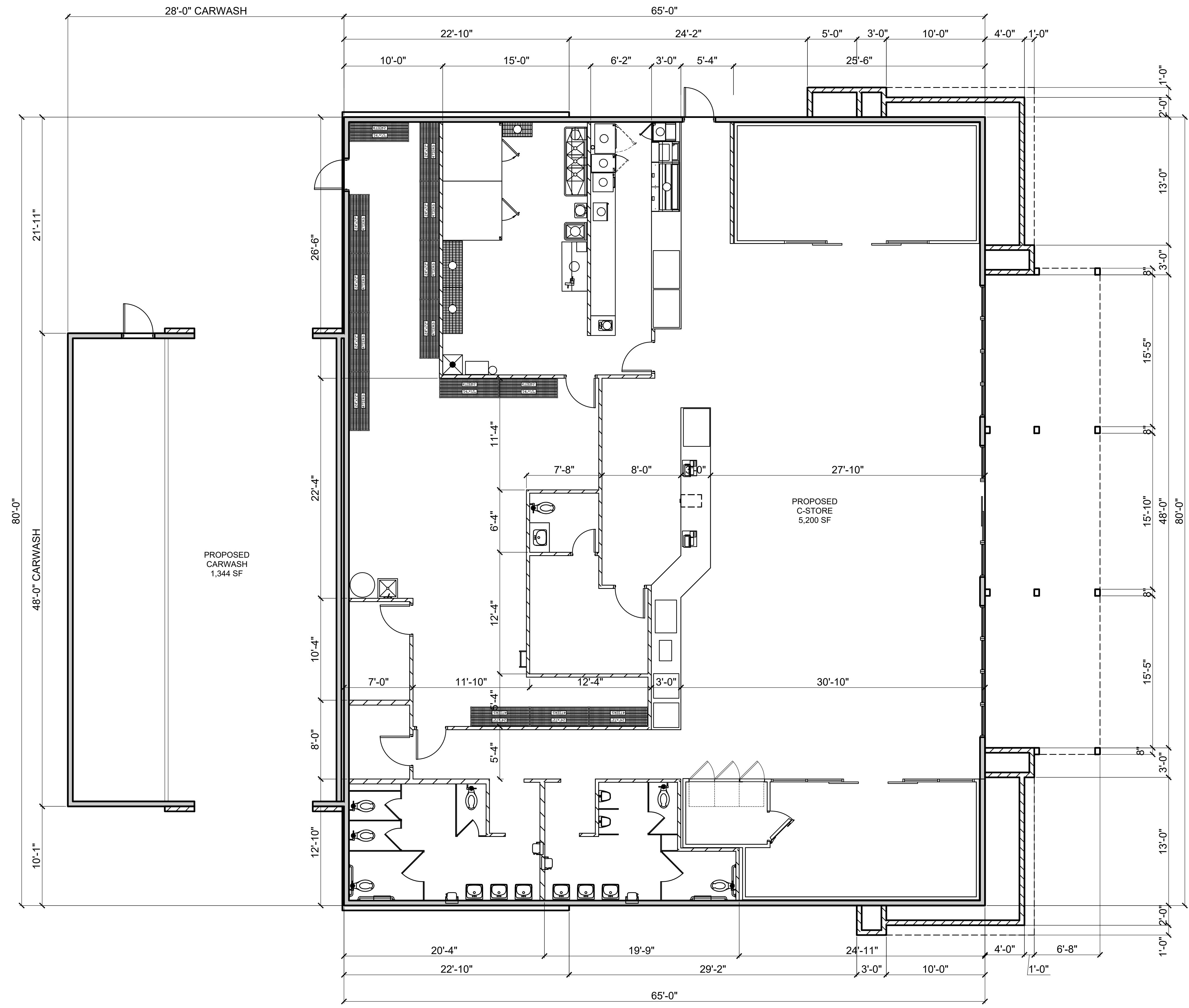
- ① EXISTING SANITARY SEWER MANHOLE TO REMAIN
RIM EL. 92.36
INV 79.40 PROP. 12" (S)
INV ±79.4 EXIST. 12" (W)
INV ±79.3 EXIST. 12" (N)
- ② INSTALL ±300 LF OF 12" SS PVC SDR 26 AT S=0.0035
- ③ INSTALL NEW SSMH PER CITY STDS.
INV 80.55 PROP 12" SS (S)
INV 80.45 PROP. 12" SS (N)
- ④ INSTALL ±300 LF OF 12" SS PVC SDR 26 AT S=0.0035
- ⑤ INSTALL NEW SSMH PER CITY STDS.
INV 81.70 PROP 12" SS (S)
INV 81.60 PROP. 12" SS (N)
- ⑥ INSTALL ±300 LF OF 12" SS PVC SDR 26 AT S=0.0035
- ⑦ INSTALL NEW SSMH PER CITY STDS.
INV 82.85 PROP 12" SS (S)
INV 82.75 PROP. 12" SS (N)
- ⑧ INSTALL ±125 LF OF 12" SS PVC SDR 26 @ S=0.0035
- ⑨ INSTALL NEW SSMH PER CITY STDS.
INV 83.30 PROP 6" SS (W)
INV 83.30 PROP. 12" SS (N)
- ⑩ INSTALL ±10 LF OF 6" SS PVC SDR 26 @ S=0.02
INV 84.50 PROP. 6" SS STUB
- ⑪ CONNECT NEW 6" WATER LINE TO EXIST. 10" WATER MAIN
PER CITY STDS.
- ⑫ JACK & BORE TO CROSS EXISTING ROAD. CROSSING
SHALL HAVE A MINIMUM OF 42" COVER PER
CALTRANS STDS.
- ⑬ INSTALL 6" WATER LATERAL TO SITE.
- ⑭ CONNECT PROPOSED ELECTRICAL SERVICE TO EXISTING
PG&E ELECTRICAL SERVICE



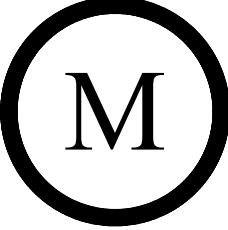
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(530) 755-4700

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**CONCEPTUAL UTILITY
PLAN & PROFILE**



FLOOR PLAN



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C-STORE FLOOR PLAN

4



GENERAL NOTES:

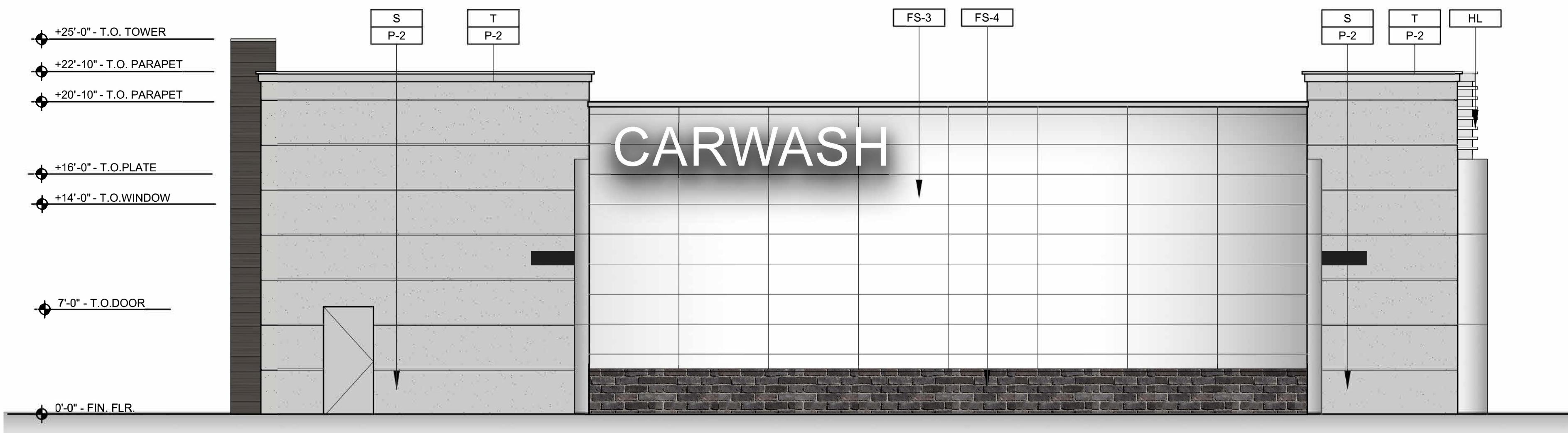
A. REVEAL LOCATIONS IN FINISH SYSTEM SHOWN ARE TO ALIGN AS CLOSELY AS POSSIBLE TO ELEVATIONS.

MATERIAL LEGEND:

MTL'C	METAL CANOPY
S	STUCCO; 7/8" CEMENT PLASTER TEXTURE: FINE SAND FINISH
T	TRIM AND CORNICE
SF	STOREFRONT; ALUM.
RD	ROLL UP DOOR
HL	HORIZONTAL LOUVER SYSTEM
HM	HORIZONTAL METAL SLATS

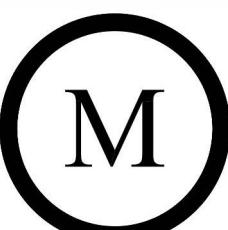
COLOR LEGEND:

P-1	SHERWIN WILLIAMS SW7004 COLOR: SNOWBOUND
P-2	SHERWIN WILLIAMS SW7064 COLOR: PASSIVE
FS-1	NICHIHA VINTAGE WOOD COLOR: BARK
FS-2	NICHIHA RIBBED; COLOR: IVORY
FS-3	NICHIHA MIRAIA; COLOR: GLACIER
FS-4	EL DORADO TUNDRA BRICK COLOR: IRONSIDE



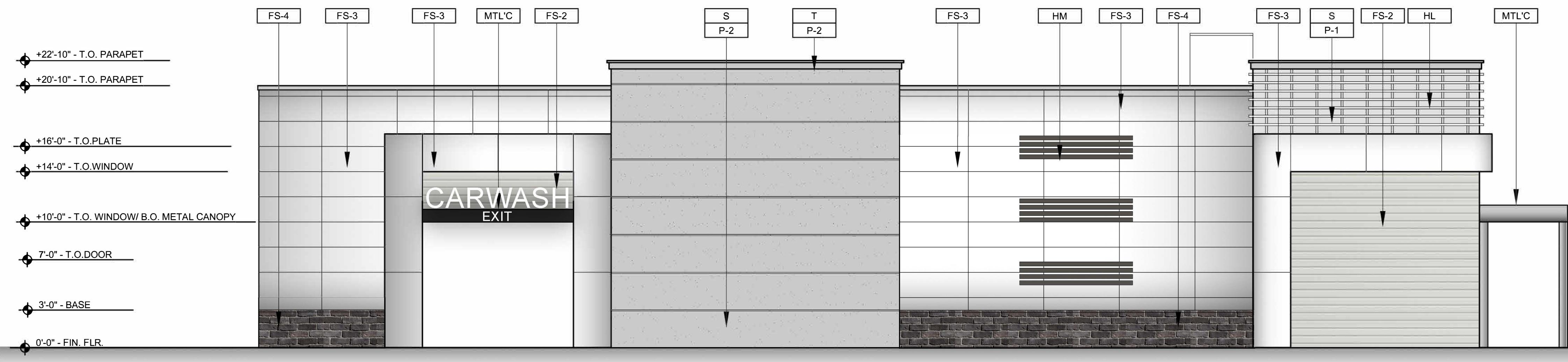
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EXTERIOR ELEVATION



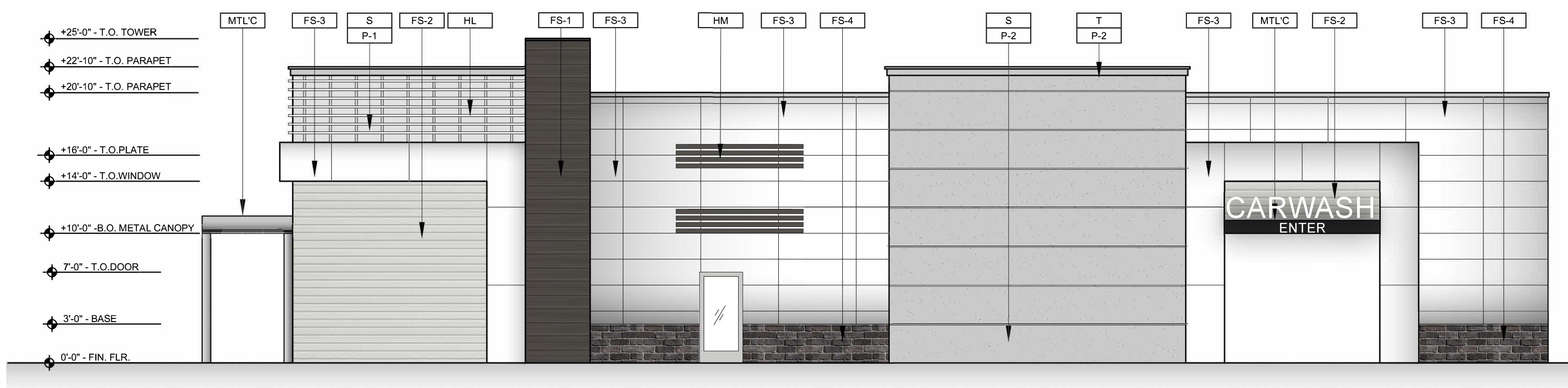
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5



LEFT ELEVATION (SOUTH)

3/16" = 1'-0"



RIGHT ELEVATION (NORTH)

3/16" = 1'-0"

GENERAL NOTES:

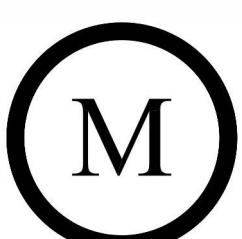
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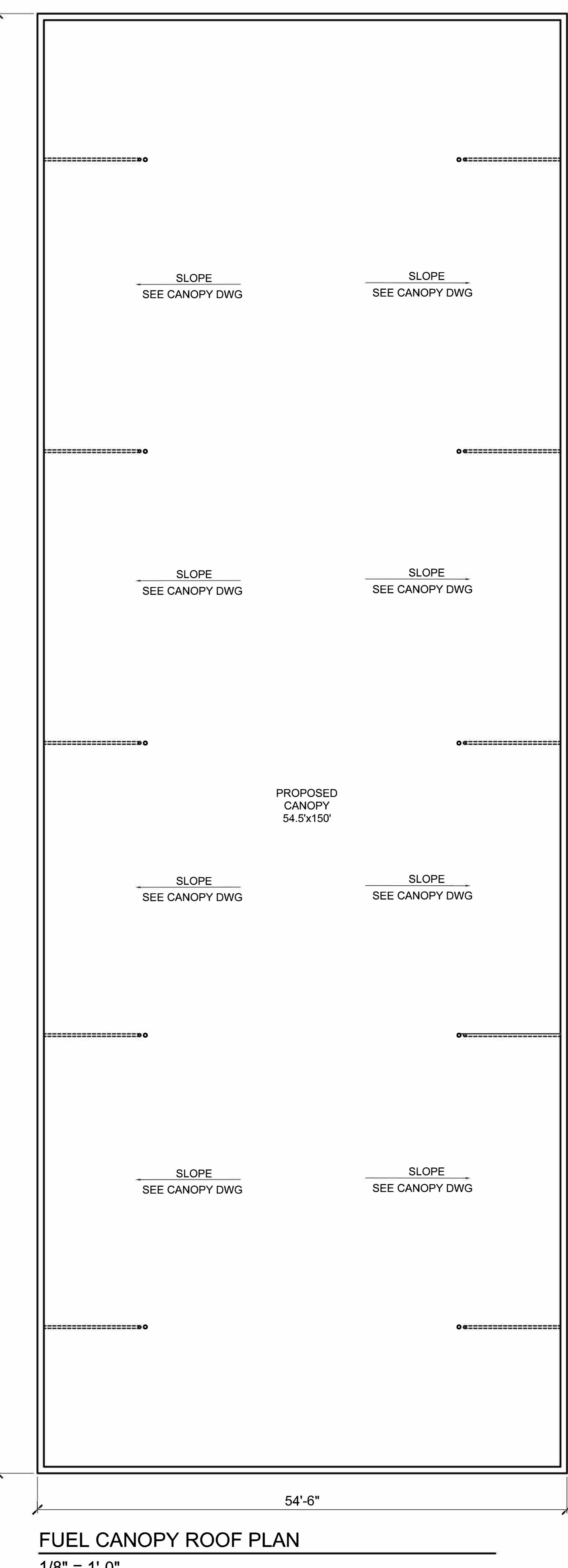
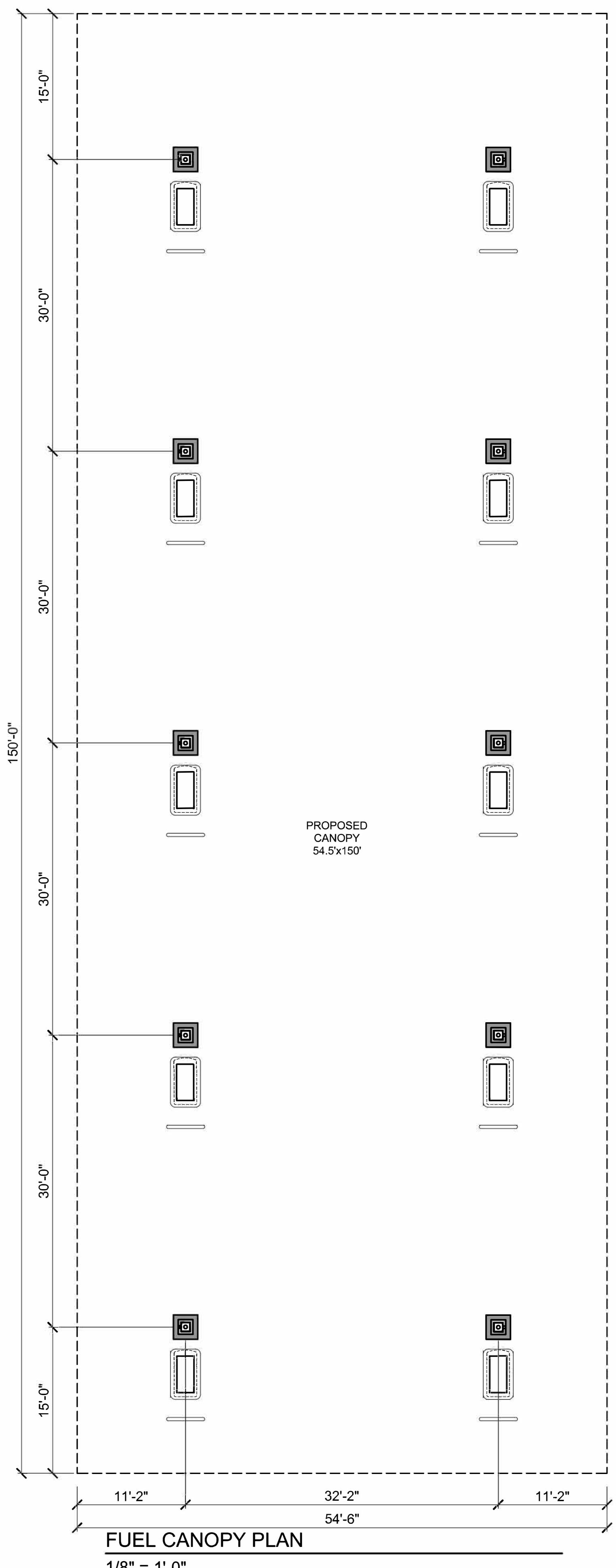


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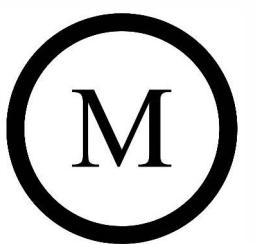
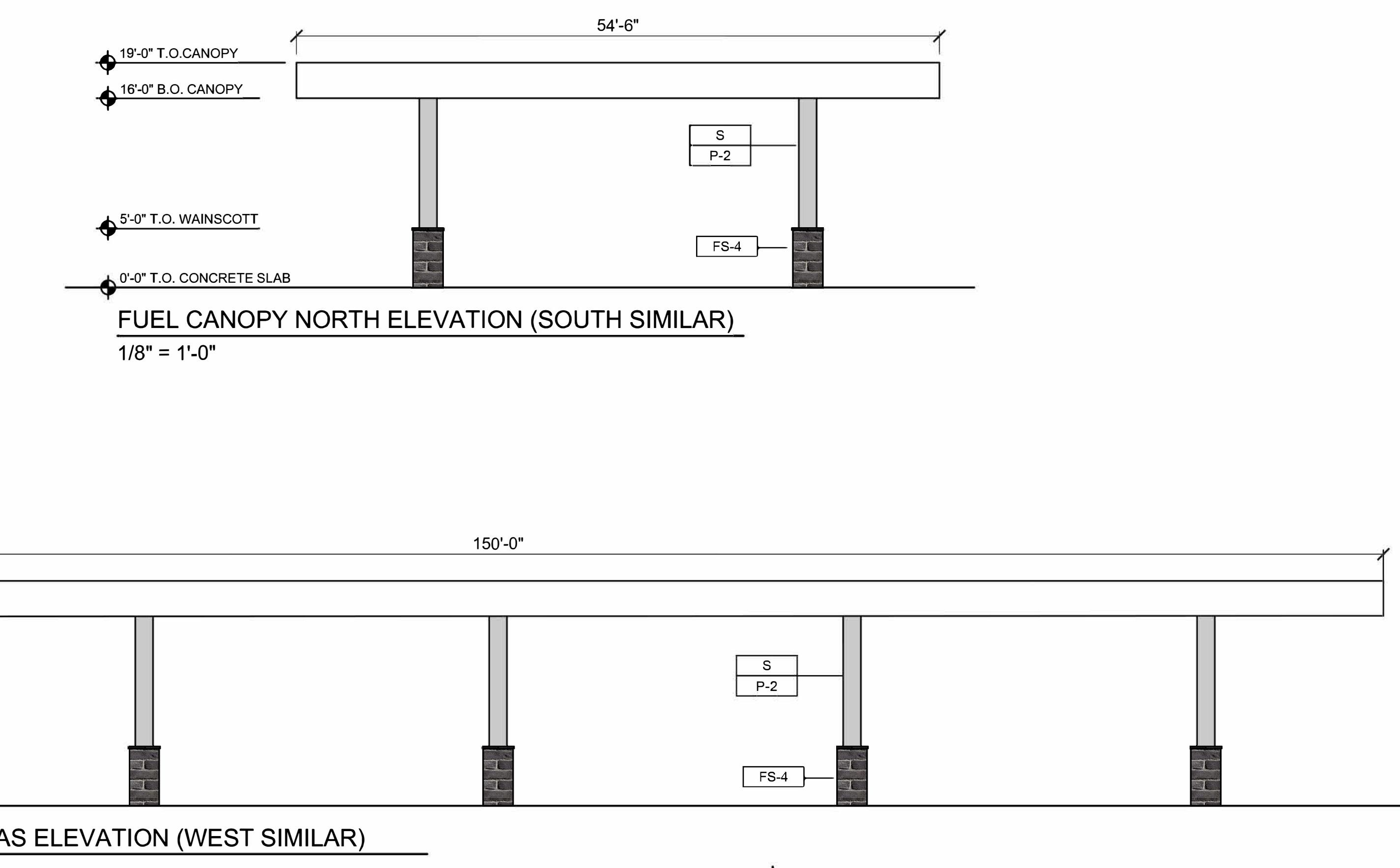
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EXTERIOR ELEVATION

5.1



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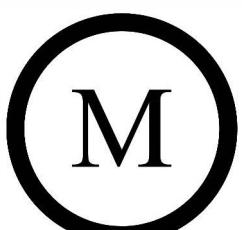
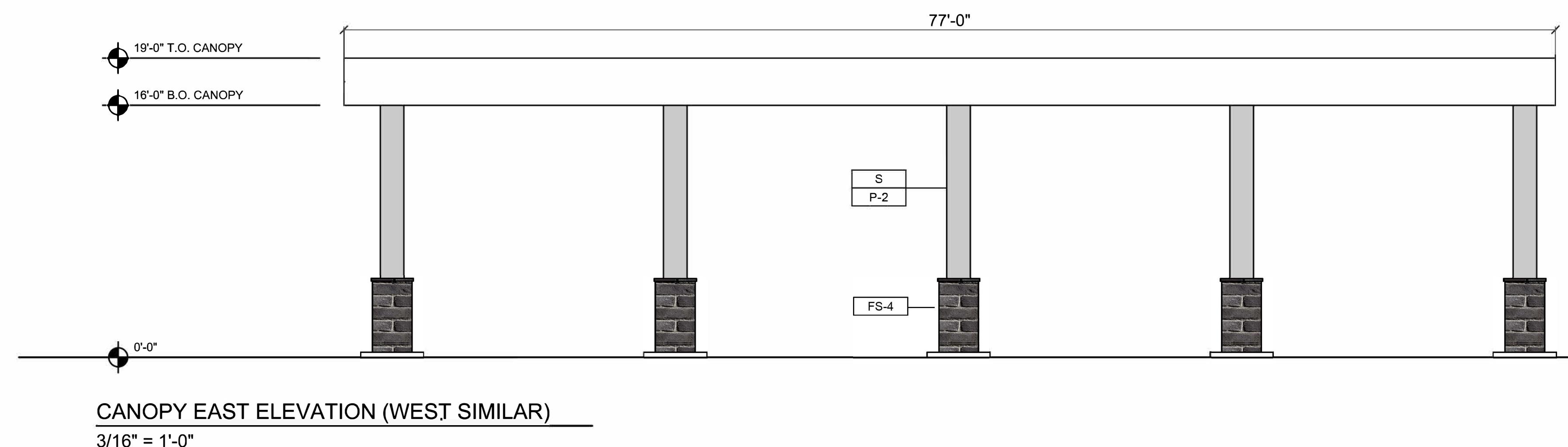
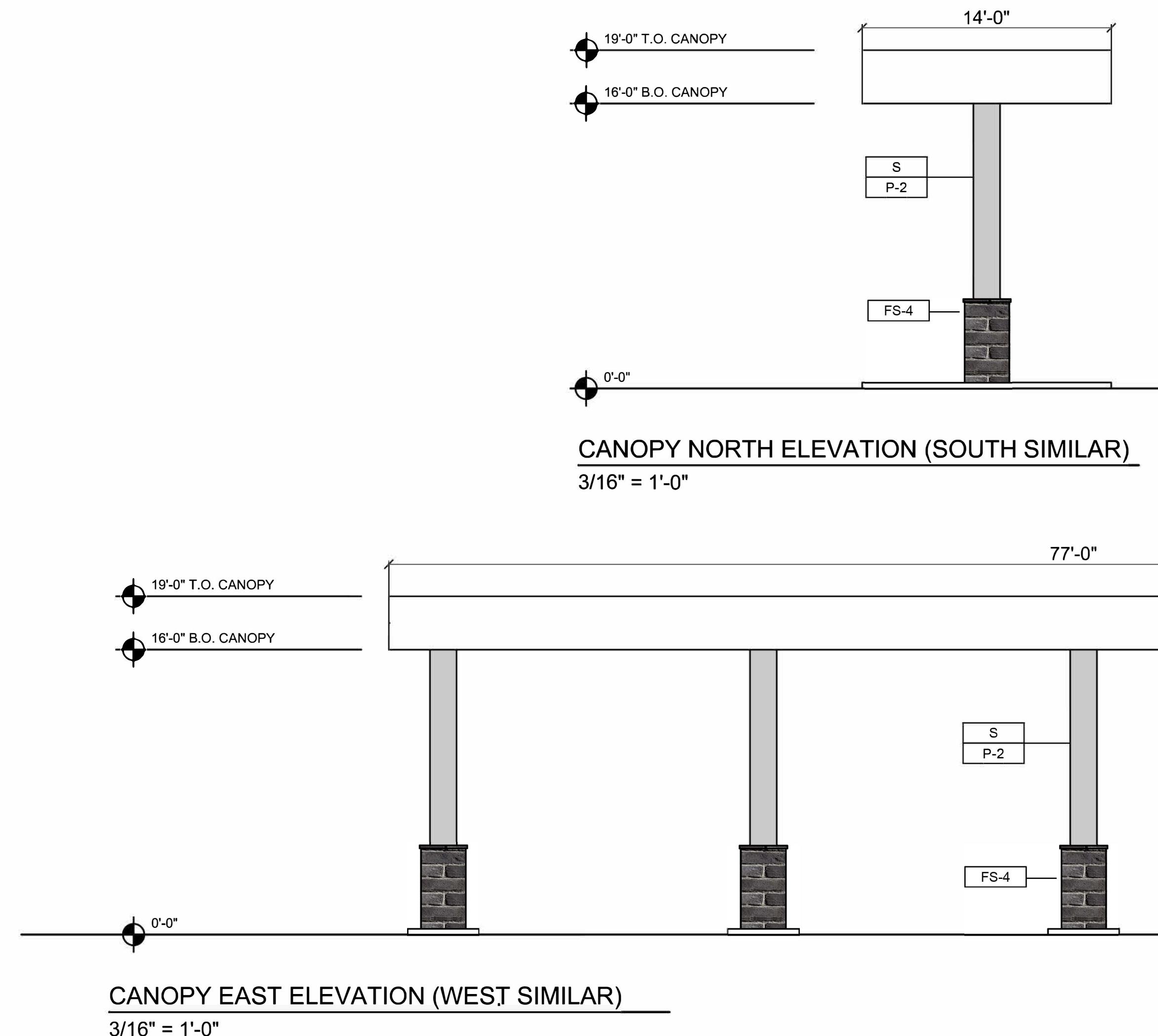
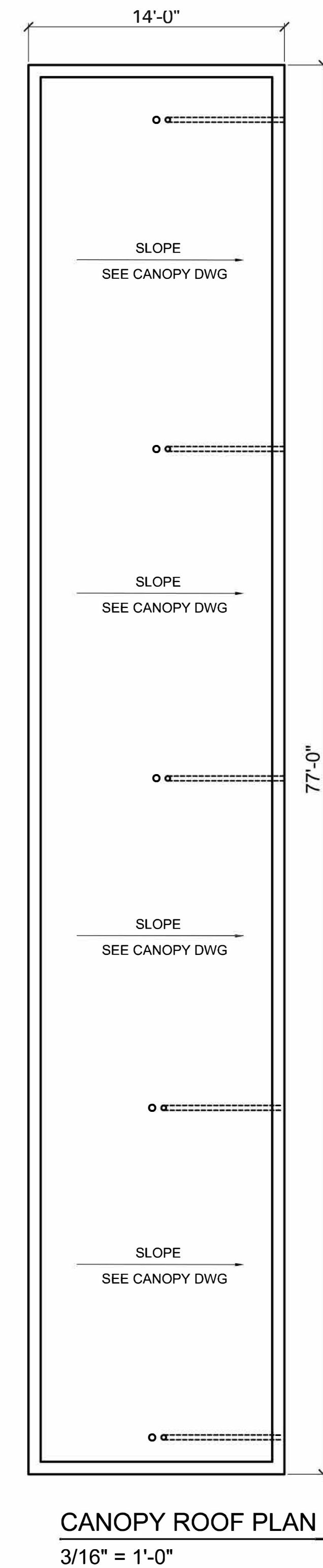
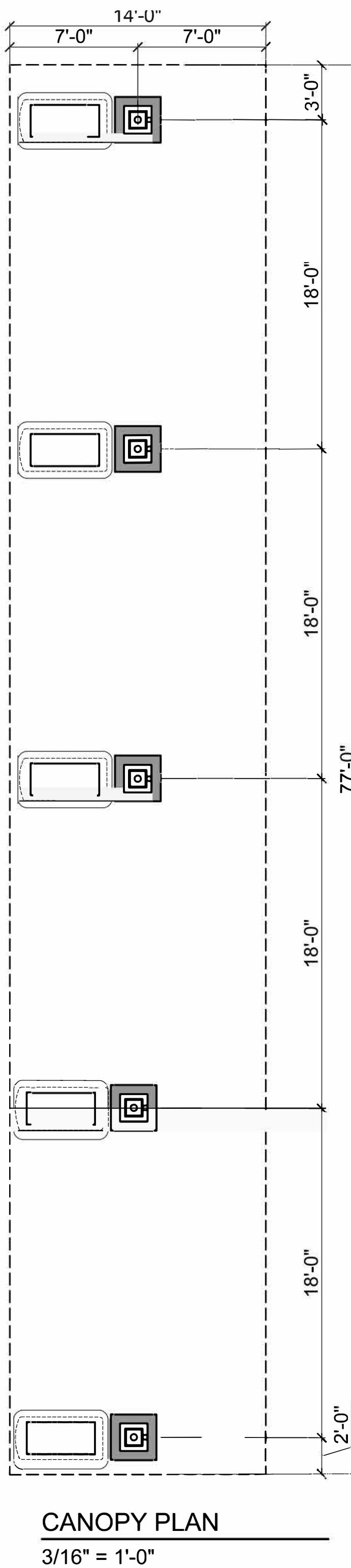


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FUEL CANOPY PLAN AND
ELEVATION

COLOR LEGEND:

P-2	SHERWIN WILLIAMS SW7064 COLOR: PASSIVE
FS-4	EL DORADO TUNDRA BRICK COLOR: IRONSIDE

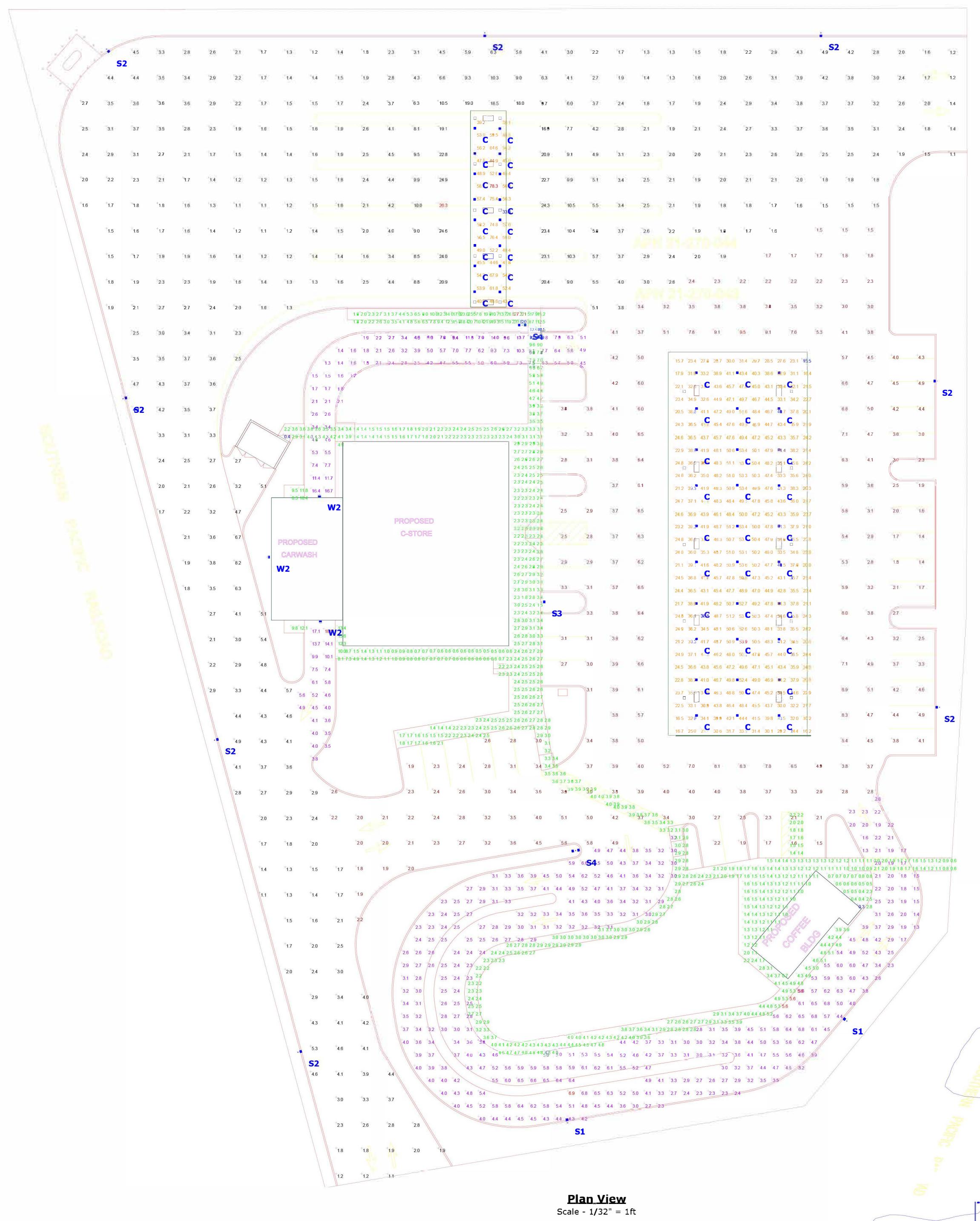


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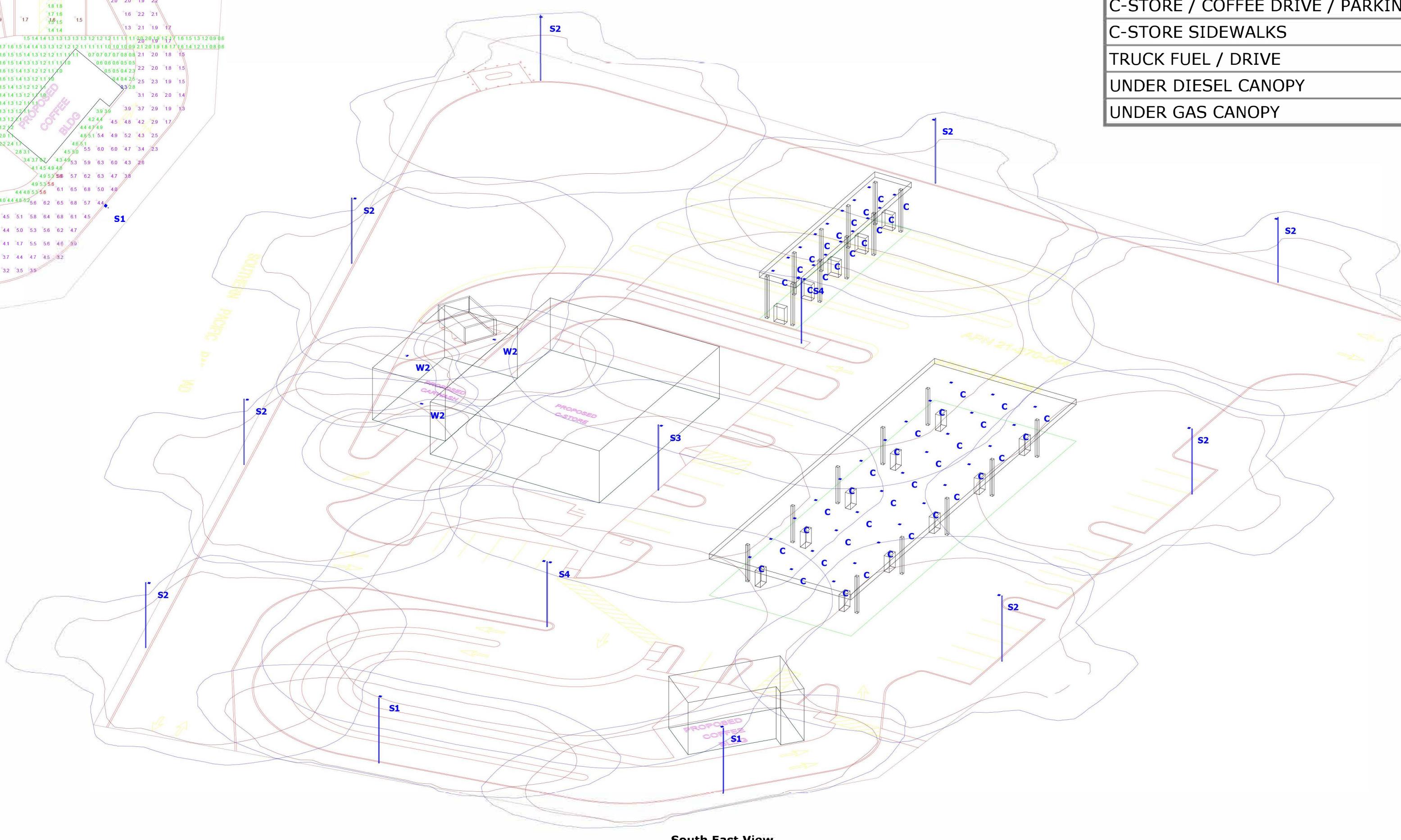
CANOPY PLAN AND
ELEVATION

6.1

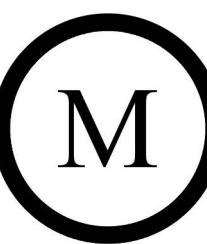


Schedule						
Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description
	C		46	HiGas	100W	FL12-100 4000K Ra80 F00A02
	S1		2	Lithonia Lighting	DSX1 LED P9 40K BLC MVOLT	DSX1 LED P9 40K BLC MVOLT
	S2		8	Lithonia Lighting	DSX1 LED P9 40K TFTM MVOLT	DSX1 LED P9 40K TFTM MVOLT
	S3		1	Lithonia Lighting	DSX1 LED P9 40K T5W MVOLT	DSX1 LED P9 40K T5W MVOLT
	S4		2	Lithonia Lighting	DSX1 LED P9 40K T5W MVOLT	DSX1 LED P9 40K T5W MVOLT
	W2		3	Lithonia Lighting	WDGE3 LED P4 70CRI RFT 40K	WDGE3 LED WITH P4 - PERFORMANCE PACKAGE, 4000K, 70CRI, FORWARD THROW OPTIC

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
CAR WASH DRIVE-THRU	+	5.8 fc	18.5 fc	1.3 fc	14.2:1	4.5:1
COFFEE DRIVE-THRU	+	3.8 fc	6.9 fc	1.3 fc	5.3:1	2.9:1
COFFEE SIDEWALK	+	2.5 fc	5.6 fc	0.3 fc	18.7:1	8.3:1
C-STORE / COFFEE DRIVE / PARKING	+	3.8 fc	9.5 fc	1.4 fc	6.8:1	2.7:1
C-STORE SIDEWALKS	+	4.0 fc	27.2 fc	0.4 fc	68.0:1	10.0:1
TRUCK FUEL / DRIVE	+	3.8 fc	26.3 fc	1.1 fc	23.9:1	3.5:1
UNDER DIESEL CANOPY	+	53.6 fc	78.3 fc	33.8 fc	2.3:1	1.6:1
UNDER GAS CANOPY	+	38.7 fc	53.9 fc	15.5 fc	3.5:1	2.5:1



Luminaire Locations	
Label	MH
C	14.00
C	16.00
S1	25.00
S2	25.00
S3	25.00
S4	25.00
W2	12.00



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PHOTOMETRIC PLAN

Disclaimer
Photometric analyses performed by CJS Lighting are intended or informational and/or estimation purposes only. Using industry-recognized software, calculations correspond to the information provided to CJS Lighting, and are subject to the limitations of the software. Assumptions may be made for information that is not available or reliable. It is the responsibility of the client to verify that the input data is consistent with actual field conditions.
Due to the above considerations, CJS Lighting does not guarantee that actual light levels measured in the field will match initial calculations, and recommend that drawings be submitted to a certified electrical engineer for verification.

PRELIMINARY PLANT SCHEDULE				
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
ACCENT TREES				
1	CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GAL	LOW
	LAGERSTROEMIA X 'MUSKOGEE'	LIGHT LAVENDER CRAPE MYRTLE	15 GAL	LOW
PARKING LOT TREES				
2	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	24" BOX	MODERATE
	PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	24" BOX	LOW
	ULMUS PARVIFOLIA	CHINESE ELM	24" BOX	MODERATE
PERIMETER SCREEN TREES				
3	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	24" BOX	MODERATE
	PINUS CANARIENSIS	CANARY ISLAND PINE	24" BOX	LOW
	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	24" BOX	MODERATE
STREET TREES				
4	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	24" BOX	MODERATE
	PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	24" BOX	LOW
	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	24" BOX	MODERATE
ACCENT SHRUBS				
5	AGAPANTHUS AFRICANUS 'QUEEN ANNE'	QUEEN ANNE AGAPANTHUS	1 GAL	MODERATE
	HEMEROCALLIS X 'CRANBERRY BABY'	CRANBERRY BABY DAY LILY	1 GAL	MODERATE
	SALVIA X SYLVESTRIS 'MAY NIGHT'	MAY NIGHT SAGE	1 GAL	LOW
GRASSES AND GRASS-LIKE PLANTS				
6	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	5 GAL	LOW
	DIETES BICOLOR	FORTNIGHT LILY	5 GAL	LOW
	MUHLENBERGA CAPILLARIS	PINK MUHLY GRASS	1 GAL	LOW
GROUNDCOVERS				
7	ARCTOSTAPHYLOS 'EMERALD CARPET'	EMERALD CARPET MANZANITA	1 GAL	LOW
	COTONEASTER DAMMERRI 'STRIEBS FINDLING'	STRIEBS FINDLING COTONEASTER	1 GAL	LOW
	MYOPORUM PARVIFOLIUM 'PINK'	PINK TRAILING MYOPORUM	1 GAL	LOW
MEDIUM HEIGHT SHRUBS				
8	CALLISTEMON VIMINALIS 'LITTLE JOHN'	LITTLE JOHN BOTTLE BRUSH	1 GAL	LOW
	CISTUS MICROPHYLLA 'HOT LIPS'	HOT LIPS SALVIA	1 GAL	LOW
	NANDINA DOMESTICA 'GULF STREAM'	GULF STREAM NANDINA	1 GAL	LOW
SCREEN SHRUBS / HEDGES				
9	LIGUSTRUM JAPONICUM 'TEXANUM'	WAXLEAF PRIVET	5 GAL	LOW
	OLEA EUROPAEA 'LITTLE OLIE'	LITTLE OLLIE OLIVE	5 GAL	LOW
	XYLOSTMA CONGESTUM 'COMPACTA'	COMPACT XYLOSTMA	5 GAL	LOW
VINES				
10	FICUS PUMILA	WEEPING FIG	1 GAL	MODERATE
	PARthenocISSUS TRICUSPIDATA	BOSTON IVY	1 GAL	MODERATE

PROJECT IRRIGATION NOTE

THE PROPOSED PLANTING DESIGN FOR THIS PROJECT IS COMPRISED OF PREDOMINATELY LOW-WATER USE TREES, SHRUBS, AND GROUNDCOVERS WITH TURF/LAWN AREAS STRATEGICALLY PLACED FOR ACTIVE AND PASSIVE RECREATION FOR CUSTOMERS. THE TREES WILL BE IRRIGATED WITH A ROOT WATERING SYSTEM AND A SURFACE SUPPLEMENTAL BUBBLER. THE SHRUBS AND GROUNDCOVERS WILL BE IRRIGATED WITH LOW VOLUME POINT SOURCE DRIP/BUBBLERS TO PROVIDE ADEQUATE WATER TO THE PLANT ROOT ZONE. THE TURF/LAWN AREAS WILL BE IRRIGATED WITH EITHER HIGH-EFFICIENCY OVERHEAD ROTARY IRRIGATION OR SUBSURFACE IN-LINE DRIP IRRIGATION TO MEET ALL STATE AND LOCAL CODES. THE SITE IRRIGATION WILL BE CONTROLLED BY A 'SMART' CONTROLLER WITH WEATHER SENSING CAPABILITIES (HUNTER, RAINBIRD, OR EQUAL). THE POINT OF CONNECTION WILL UTILIZE A BACKFLOW PREVENTER, MASTER VALVE, AND FLOW SENSOR TO COMPLY WITH ALL APPLICABLE LOCAL AND STATE WATER EFFICIENT LANDSCAPE ORDINANCE CODES.

PRELIMINARY HARD/SOFTSCAPE SHADING CALCULATIONS

SHADING AREA BY TREE TYPE: FULL 3/4 1/2 1/4
ACCENT TREE: 20@177=3,540 0@133=0 0@89=0 4@44=176
PARKING LOT TREES: 4@962=3,848 8@707=5,776 0@481=0 10@240=2,400
PERIMETER SCREEN TREES: 0@962=0 19@707=13,433 0@481=0 0@240=0
STREET TREES: 0@962=0 3@707= 2,165 0@481=0 3@240=720
TOTAL AREA SHADED BY TREES: 32,058 SF
TOTAL HARDSCAPE / SOFTSCAPE AREA REQUIRING SHADING: 101,784 SF
PERCENT OF HARDSCAPE SHADED: 31.5%

PRELIMINARY PARKING LOT SHADING CALCULATIONS

SHADING AREA BY TREE TYPE: FULL 3/4 1/2 1/4
PARKING LOT TREES: 5@962=4,810 0@707=0 6@481=2,886 4@240=960
PERIMETER SCREEN TREES: 0@962=0 0@707=0 3@481=1,443 0@240=0
TOTAL AREA SHADED BY TREES: 9,139 SF
TOTAL PARKING LOT AREA REQUIRING SHADING: 16,579 SF
PERCENT OF SHADE PROVIDED: 55.1%

LANDSCAPE AREA

TOTAL PROJECT AREA – PARCEL SIZE: 139,220 SF (3.19 ACRES)
LANDSCAPE AREA: 37,436 SF 100%
SHRUB AREAS: 37,436 SF 100%
PERCENT OF SITE IN LANDSCAPE: 26.89%

PRELIMINARY IRRIGATED LANDSCAPE WATER EFFICIENCY TABLE

WATER BUDGET CALCULATIONS					
MAXIMUM APPLIED WATER ALLOWANCE					
MAWA=(ETo)(0.62)((0.45xLA)+((1.0–0.45)xSLA))	LOCAL ETo=	LA =	SLA =		MAWA TOTAL=
	48.8	37,436	0		509,699 GAL.

ESTIMATED TOTAL WATER USE

ESTIMATED TOTAL WATER USE					
ETWU=(ETo)(0.62)((((PFxHA)/IE)+SLA))	LOCAL ETo=	PF =	LA =	SLA =	ETWU TOTAL=
	48.8	SEE BELOW	37,436	0	355,639 GAL.

HYDROZONE INFORMATION TABLE

HYDROZONE TAG	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	LANDSCAPE AREA (SF)	ETAF X AREA	ESTIMATED TOTAL WATER USE (ETWU)
(TREE/RWS/MODERATE)	0.50	RWS	0.81	0.62	2,063 SF	1,273	38,530 GAL
(SHRUB/DRIPT/LOW)	0.24	IN-LINE DRIP	0.81	0.30	35,373 SF	10,481	317,110 GAL
					TOTAL AREA= 37,436 SF	TOTAL= 11,754	TOTAL = 355,639 GAL.

SPECIAL LANDSCAPE AREAS

1	0 SF	0	0 GAL
	TOTAL AREA= 0 SF	TOTAL= 0	TOTAL = 0 GAL

* THIS INFORMATION DERIVED FROM PLANT FACTOR DESIGNATIONS IN THE WUCOLS IV DOCUMENT.

NOTE: THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY. THIS DOCUMENT IS MARKED PRELIMINARY AND NOT TO BE USED FOR CONSTRUCTION PURPOSES. ANY IMAGES SHOWN ARE TO CONVEY CONCEPT ONLY. CONSTRUCTION PLANS WILL VARY DEPENDING ON BUDGET, CLIENT DIRECTION, COMMUNITY INPUT AND FINAL MATERIALS SELECTION.

LANDSCAPE CONCEPT PLAN



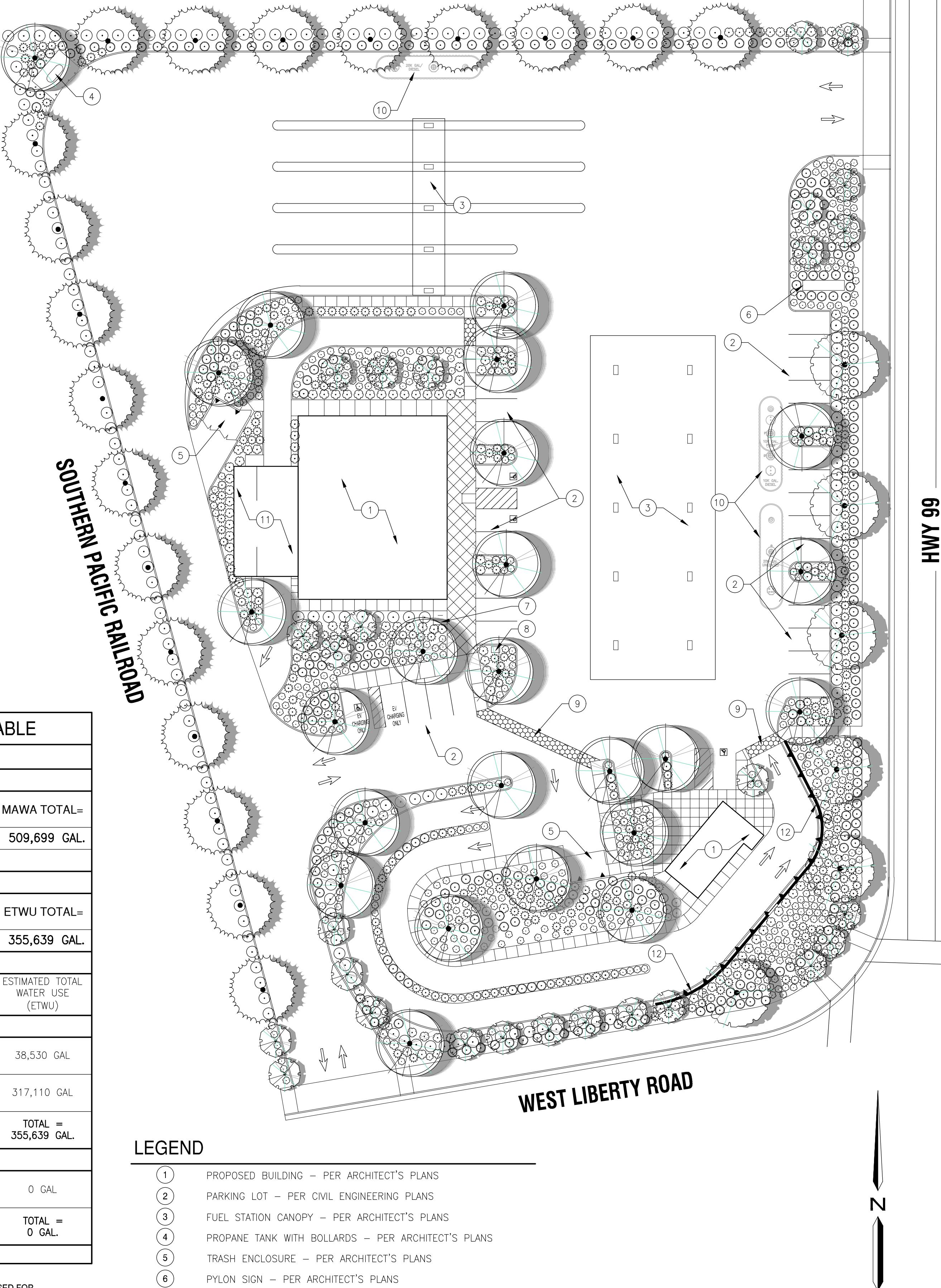
1165 Scenic Drive, Suite A
Modesto, CA 95350
odellengineering.com

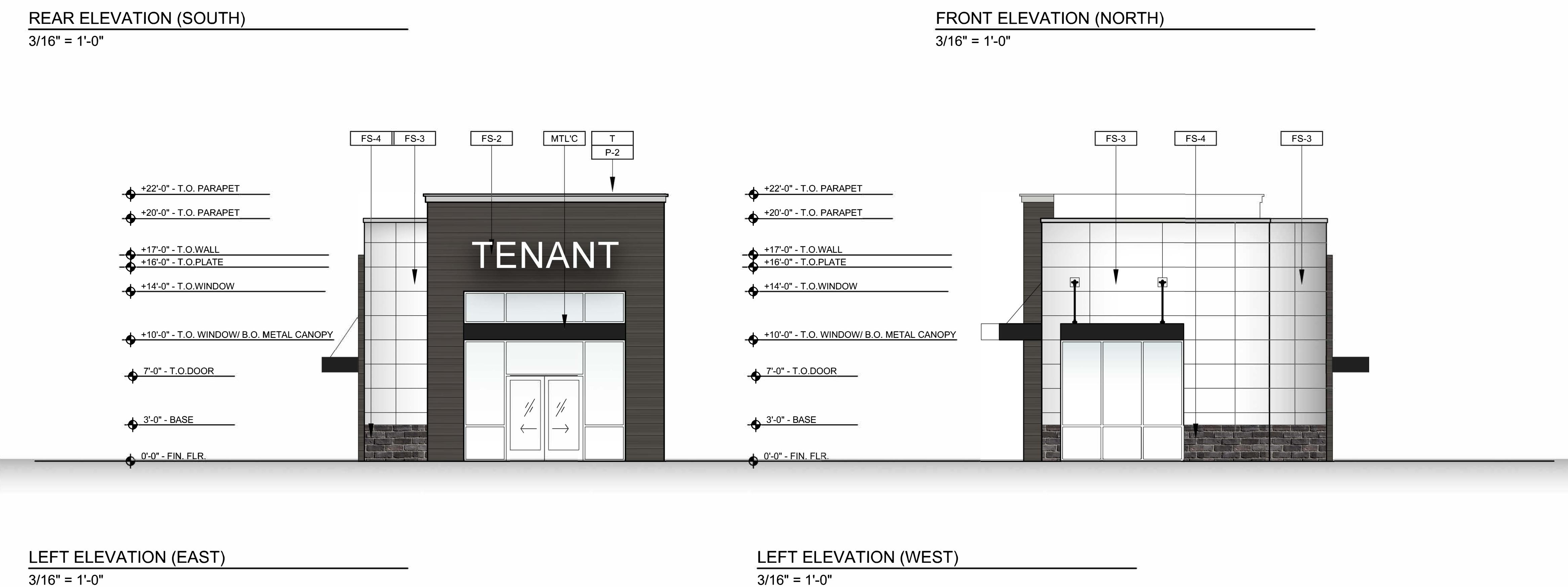
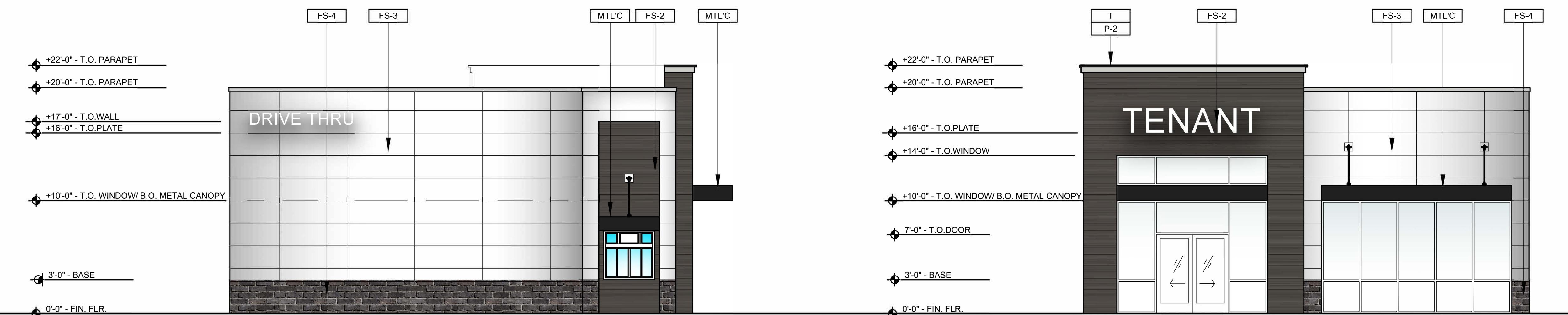
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LANDSCAPE CONCEPT PLAN

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PRELIMINARY





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SF	STOREFRONT; ALUM.
RD	ROLL UP DOOR
HL	HORIZONTAL LOUVER SYSTEM
HM	HORIZONTAL METAL SLATS

COLOR LEGEND:

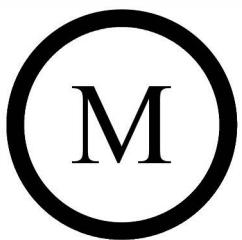
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FS-3	NICHIHA MIRAIA; COLOR: GLACIER
FS-4	EL DORADO TUNDRA BRICK COLOR: IRONSIDE



FRONT VIEW OF C-STORE (WEST)



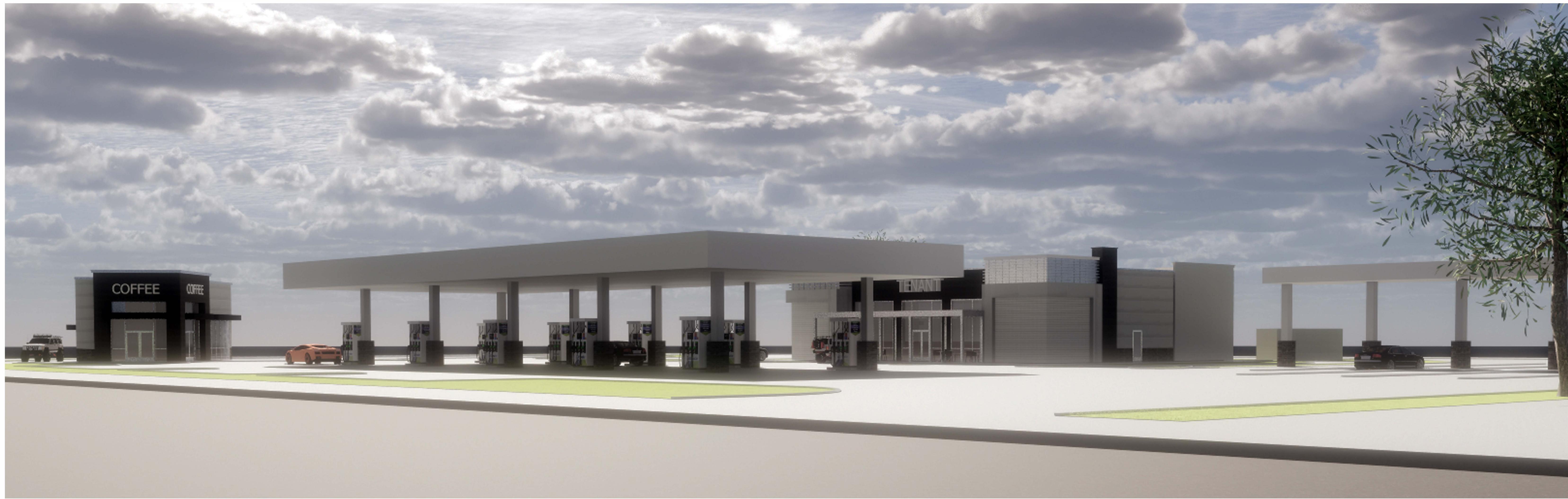
FRONT VIEW OF C-STORE (WEST) NIGHT VIEW



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RENDERING



VIEW LOOKING SOUTH EAST ONTO SITE



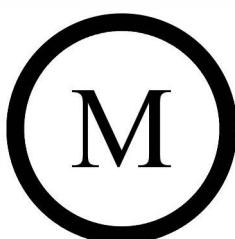
VIEW LOOKING WEST FROM UNDERSIDE OF FUEL CANOPY



VIEW LOOKING NORTH TOWARDS SITE



VIEW LOOKING NORTH EAST TOWARDS SITE



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RENDERING